



**Planning Commission
Meeting Agenda
Wednesday, July 5, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: https://us06web.zoom.us/webinar/register/WN_rTEmm4cBS_ijO9HH0S544w

Call to Order

I. Approval of the June 20, 2023, Meeting Minutes

II. Consent Agenda

- 1. Lot 51 of Dickson's Addition** **Lot Split**
710 West Central Avenue ([LSD23-0018](#))
- 2. Hindu Assoc. of Northwest Arkansas (Parking Lot)** **Large Scale Development Extension**
2502 SW Regional Airport Blvd ([LSD22-0033](#))

III. New Business

- 1. Walnut Farm Montessori** **Large Scale Development**
4208 East Central Avenue ([LSD23-0024](#))
- 2. Ziggi's Coffee** **Large Scale Development**
1622 Southeast J Street ([LSD23-0025](#))
Waiver 1: A waiver from Sec. 5.4.2 Dry Reservoirs of the Storm Water Drainage Manual that requires twenty (20) feet horizontal separation from any building.
- 3. Aurora Clubhouse** **Large Scale Development**
6807 Southwest Ambient Street ([LSD23-0026](#))
Waiver 1: A waiver from Article 1400, Sec. 1400.08 Interior Parking Lot Landscaping to provide fewer trees in parking islands due to utility conflicts.
- 4. 2023-2027 CDBG** **Consolidated Plan***

IV. Old Business

- 1. NW 9th and A Townhomes** **Large Scale Development**
Northwest A and Northwest 9th Street ([LSD22-0041](#))

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

* indicates item requires public hearing

2. Starbucks **Conditional Use Permit**
Southwest Regional Airport Boulevard and Southwest Sunbrooke Street (CU23-0023)
Long Term Temporary Use of Drive-thru

3. Cimuca Coffee Roasting **Conditional Use Permit**
40 Valley View Circle (CU23-0020)
Type B Home Occupation – Coffee Roasting, on-line orders only

V. Other Business

1. Phillips Park **Public Infrastructure Improvement Plan**
Southeast 28th Street & Southeast C Street (PIIP23-0007)
Informational Item

2. Planning Commission iPad Discussion

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**Planning Commission
Meeting Agenda
June 20, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Recording Link:

https://us06web.zoom.us/rec/share/_gRCbsq6RoJQIFJQk1hiz16DrYv6o8teUFlgk9DuQFxC4o94xvln7pw_ehowEVP.z-1l74Y36Unwl8MK

Commissioners Present: Dana Davis, Elaine Kerr, Eric Hipp, Rod Sanders, Reginald Wright
Danny Bennett, Joe Haynie

Commissioners Absent: N/A

Staff Present: Tyler Overstreet, Tom Adler, Bradley Gavrielides, Luke Aitken, Bonnie Bridges,
Dan Weese, Jon Stanley (via Zoom), Keegan Stanton (via Zoom)

Call to Order

- Meeting called to order at 5:12 pm by Chairman Sanders
- Without objection, Commissioner Davis requests that:
 - New business items 4 & 11 be removed from the meeting agenda due to an inadequate deed provided by the applicant as proof of ownership
 - The conditions of approval for new business item 12, Ginn Road Subdivision as noted in the staff report, be removed, and the item moved onto the consent agenda
 - Old business item 1 relating to the regulation of Parking be moved onto the consent agenda

I. Approval of the June 6, 2023, Meeting Minutes

- Motion by Davis, second by Wright to approve the minutes
- June 6, 2023 meeting minutes are approved 7-0 by voice vote.

II. Consent Agenda

- | | |
|--|---------------------------------|
| 1. Lots 42 and 43 of Rolling Hills Subdivision | Lot Split |
| 1101 Northeast 3 rd Street (LS23-0030) | |
| 2. Lot 29, Block 9 of W.A. Burks Addition | Property Line Adjustment |
| 920 Northeast Monroe Street (PLA23-0014) | |
| 3. Lots 16 and 17 of Curtis Heights Subdivision | Property Line Adjustment |
| 810 Northwest 13 th Street (PLA23-0015) | |

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|--|--|
| <p>4. Reid Subdivision Phase 2
 Southwest Rainbow Farm Road and
 South Morningstar Road (PP22-0006)</p> <p>5. Mountainbrook Subdivision
 Ginn Road and SW Gneiss Avenue and SW Gypsum Avenue (FP22-0006)</p> <p>6. Poigai Estates Phase 1
 Southwest 28th Street and Southwest Bright Road (FP23-0003)</p> <p>7. Artspace
 701 Southeast 8th Street (LSD21-0063)</p> <ul style="list-style-type: none"> • Mr. Adler provides an overview of the consent agenda. • All items on the consent agenda are approved 7-0 by a verbal vote. <p>8. <i>Ginn Road Subdivision</i>
 <i>Ginn Road</i> (PP23-0005)</p> <p>9. Parking Amendments</p> | <p>Preliminary Plat</p> <p>Final Plat</p> <p>Final Plat</p> <p>Large Scale Development Extension</p> <p><i>Preliminary Plat</i></p> <p>Ordinance</p> |
|--|--|
- Municipal Code Chapter 94-VI of the Municipal Code and
Article 501, Off-Street Parking of the Zoning Code.

III. New Business

- | | |
|---|-------------------------|
| <p>1. Reyes
 101 Northwest K Street (RZ23-0042)</p> <p>Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential</p> <p>Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential</p> <ul style="list-style-type: none"> • Mr. Adler provides an overview of the staff report • Chairman Sanders opens the public hearing • Roberto Reyes, the applicant, speaks on his reasoning for the requested rezoning. • Mr. Reyes states he plans to build five townhomes, increasing the density of housing in the K street area • Cynthia Coughlin, of 11713 Hwy 279, inquires around planned site access and layout for the development that would be allowed under the requested rezoning • Chairman Sanders states that the specific details of proposed development on the property must be considered separately as part of a large-scale development proposal • Public hearing is closed • Commissioner Davis comments on the Notice of Intent to Rezone responses sent into staff by Ms. Coughlin, noting that more than one response was sent in by Ms. Coughlin • Mr. Coughlin states that she owns multiple properties surrounding the property in question and received multiple notices of intent to rezone because of that • Commissioner Bennett asks if Mr. Weese can comment on sanitary sewer capacity • Mr. Weese answers no, he cannot comment on the sanitary sewer capacity here | <p>Rezoning*</p> |
|---|-------------------------|

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* indicates item requires public hearing

- Mr. Overstreet notes that Bentonville Water and Sewer Department will have reviews on all rezones moving forward because of a new internal policy
- Future Land Use Map Amendment is approved 7-0
- Rezoning is approved 7-0

2. Buffington BW, LLC

Rezoning*

4800 South Vaughn Road ([RZ23-0046](#))

Future Land Use Map Amendment: LDR, Low Density Residential to MDR, Medium Density Residential

Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Blake Murray, of Crafton Tull, representing the applicant, speaks to the reasoning for his amended request for rezoning the southern portion to R-2 instead of rezoning the entire property to R-3
- Public hearing is closed
- Commissioner Bennett asks staff for confirmation that, at the time of a large-scale development proposal being presented for this property, the applicant would be required by staff to conduct a traffic study, to be reviewed before consideration of the proposal by the Planning Commission
- Mr. Overstreet confirms that a traffic study could be required along with the large-scale development proposal
- Mr. Overstreet states that this property faces issues related to sewer capacity, and if developed, the developer would need to extend utilities to reach the property
- Future Land Use Map Amendment is approved 7-0
- Rezoning the northern portion of the property to R-3 and southern portion of the property to R-2 is approved 7-0

3. Ayers

Rezoning*

207 Southeast B Street ([RZ23-0047](#))

Future Land Use Map Amendment: LDR, Low Density Residential to HDR, High Density Residential

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- William Ayers, the applicant and owner, speaks to his reasoning for the request
- Public hearing is closed
- Future Land Use Map Amendment is approved 7-0
- Rezoning is approved 7-0

4. Culpepper Family Trust and Kreilkamp

Rezoning*

301 West Central Avenue ([RZ23-0049](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing

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* indicates item requires public hearing

- Caitlin Kelly, representing the applicant, speaks their reasoning for the request and mentions the associated Lot Split application currently under review by staff for the same property
- Ms. Kelly states the rezone will increase the buildable area on the lot in question
- Public hearing is closed
- Rezoning is approved 7-0

5. Cimuca Coffee Roasting

Conditional Use Permit*

40 Valley View Circle ([CU23-0020](#))

Type B Home Occupation – Coffee Roasting, on-line orders only

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Public hearing is closed
- Commissioner Bennett outlines the purpose of a fourth condition of approval to be added to address odors from the proposed use.
- Commissioner Bennett states the condition should require the applicant comply with the ordinance that regulates noise, vibration, fumes and odors
- Mr. Overstreet suggests tabling the item so the applicant can directly address the concerns around odor abatement stated by the commission
- Motion by Hipp, second by Wright to table the item
- Conditional Use Permit is tabled 7-0

6. Walmart Store 100 Recycling Unit

Conditional Use Permit*

406 South Walton Boulevard ([CU23-0021](#))

Long Term Temporary Use

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Public hearing is closed
- Dennis Wilson of Brr Architecture, representing the applicant, is available for questions on the proposal
- Commissioner Haynie asks about the project timeline and limits to the length of the container's presence
- Chairman Sanders states the use will be allowed for two years if the proposal is approved as presented
- Commissioner Davis asks if a Large-Scale Development approval will be required for the temporary structure
- Mr. Overstreet states that a building permit is typically all that is required for temporary structures similar to the one proposed
- Conditional Use Permit is approved 7-0

7. Sam's Club Store Recycling Unit

Conditional Use Permit*

3500 SE Club Boulevard ([CU23-0022](#))

Long Term Temporary Use

- Mr. Adler provides an overview of the staff report
- Chairman Sanders opens the public hearing
- Public hearing is closed
- Conditional Use Permit is approved 7-0

8. Bella Terra, LLC & Blue Whale Development

Conditional Use Permit*

Southwest Regional Airport Boulevard and

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Southwest Sunbrooke Street [\(CU23-0023\)](#)

Long Term Temporary Use

- Mr. Adler provides an overview of the staff report, stating the conditional use is proposed for 5 years, and that planning commission had discussed a right-in right-out access along SW Regional Airport Blvd during the previous tech review meeting
- Chairman Sanders opens the public hearing
- *Ken Booth* of Sand Creek Engineering clarifies that the developers company name is Blue Whale, and the proposed coffee shop will not be called Blue Whale Coffee
- Mr. Booth provides details on the proposed access for the site and states that he expected a right in right out to be requested and can address that during the large-scale development process
- Mike Lidekee of 1400 SW Summerfield, behind the proposed project location, speaks to the concerns of his neighborhood around increased traffic volume and lack of buffer between he and his neighbor's home and the drive through use. He also passed out a preliminary site plan provided by the applicant outlining the drive through location proposed.
- Mr. Lidekee quotes the Bentonville Community Plan noting it calls for adequate buffering between residential and commercial uses
- Animaddha Marute also speaks to his concerns around lack of buffering between homes in his neighborhood and the use proposed, as well as other uses allowed in nearby C-2 and C-1 zoned property in general and how they are buffered from nearby homes zoned R-1
- Laura Fox of 4102 SW Hollowbrook St speaks on her concerns around what she sees as an inappropriate use being allowed near residences and high speed, rush hour, cut through traffic that could be generated by a drive through development beside the entrance to her neighborhood
- Ms. Fox states that many of the uses allowed within C-1 zoning are acceptable, such as a bakery, but that a drive through would be uniquely problematic
- Mike Lidekee reads a letter submitted by Jack Lamb of 1402 Summerfield which states his opposition to the request due to the drive through nature of the requested conditional use
- Eddie Bailey, representing the developer, speaks to the intent of the CUP request stating he intends to take the neighbors concerns into account when designing the development
- Commissioner Kerr asks for clarification around the distance of the drive through lanes from the adjacent residential property
- Mr. Overstreet confirms that the distance between the drive through lane proposed and the adjacent residence is about 10 feet
- Commissioner Wright states he does not believe the site plan should be considered in the discussion because it was not provided to staff before the meeting date
- Mr. Overstreet reminds the commission that this is an opportunity for them to apply additional conditions of approval on the permit, to include specifying acceptable drive through and dumpster locations
- Commissioner Davis speaks on the possible conditions of approval that could be added to address issues of noise, light, and general buffering distance between the drive lanes and the homes nearby
- Commissioners Kerr, Bennett, and Wright agree that conditions of approval would be an appropriate way to address the concerns of nearby residents
- Mr. Overstreet states that staff should have required the site plan from the developer, to be reviewed and included in the published agenda

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- Chairman Sanders states that the best plan of action for clarity's sake is to table the item for two weeks once staff has a chance to review a proposed site layout
- Mr. Overstreet agrees with Chairman Sanders' reasoning for tabling the item
- Commissioner Davis asks staff to add a condition of approval that requires that following the lot split, the CUP only follow the property where the coffee shop will be located and not remain on the additional parcel.
- Ken Booth requests that the commission take a vote on the request at this meeting instead of tabling it
- Chairman Sanders tells Mr. Booth that it would be best to table the item so that the commission can make a confident decision on the proposed use
- Motion by Davis, second by Kerr to table the request until the next meeting on July 5th,
- Conditional Use Permit is tabled 7-0

11. Opal Park Phase 1

Preliminary Plat

Southwest Regional Airport Blvd. ([PP23-0003](#))

Wavier 1: A waiver from K value requirements to allow for ADA cross access.

- Mr. Adler provides an overview of the staff report
- Blake Murray of Crafton Tull, agrees with conditions of approval as presented, but would not make road improvements at Barron and Adams until Phase 3
- Chairman Sanders reiterates the applicant is agreeing to the conditions of approval outlined in the staff report
- Blake Murray, representing the applicant, speaks to the K Value waiver request, and agrees to the conditions of approval proposed in the conclusion of the staff report
- Condition of approval: *The applicant shall submit to planning commission for their consideration, a proposal for their pro-rata share of the improvement of both the intersections of Adams Road at AR12 and SW Regional Airport Road at Barron Road pursuant to Article 1200 of the Development Code. This condition shall be satisfied the sooner of 1.) the submittal of the Preliminary Plat of Phase 2 of the Project or 2.) the issuance of the last 20 building permits within Phase 1 of this Preliminary Plat.*
- Motion by Bennett, second by Wright to approve the waiver as presented
- Waiver is approved 6-1 with Chairman Sanders voting no
- Motion by Davis, second by Hipp to condition the approval of the preliminary plat with the conditions recommended in the staff report
- Condition of approval stated in the staff report is added to the plat by a vote of 7-0
- Preliminary Plat is approved 7-0

12. NW 9th and A Townhomes

Large Scale Development

Northwest A and Northwest 9th Street ([LSD22-0041](#))

- Mr. Overstreet provides an overview of the staff report
- James Birke of EDG, representing the applicant, speaks to the details of the proposal
- Jasil Aikens, architect on the project speaks to the changes made to the materials proposed during the PRD process
- Motion by Davis, second by Haynie to table the item until the next meeting on July 5th
- The large scale development is tabled 7-0
- Mr. Overstreet states the purpose of the item being tabled, the applicant will be able to provide more clarity around proposed building materials, as the Commission may

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need to approve revisions to the previously approved PRD to address any proposed changes in materials

13. Calcon Corporate Office

Large Scale Development

206 Southwest Tater Black Road ([LSD23-0007](#))

- Mr. Adler provides an overview of the staff report
- Jake Chavis of Bates engineering representing the applicant
- Commissioner Davis states that if approved based on the drawing submitted the ACM must be above 50% to be compliant with code
- Commissioner Davis requests, without objection, that a condition of approval be added to read as: A minimum of 50% of the front elevation must be architectural metal panel and the amount of brick cannot be reduced from what is shown in the elevations presented by the applicant
- Commissioner Davis notes, without objection, that trim materials may not be counted as primary materials in the interest of meeting LSD design standards
- Large Scale Development is approved, with the added condition, 7-0

14. Parachuting Penguins

Large Scale Development

801 Southeast 22nd Street ([LSD23-0013](#))

Waiver 1: A waiver from the sidewalk placement location on a Collector Street per MSP requirements.

Waiver 2: A waiver of 1 parking space from the required 22 per Sec. 501 of the Zoning Code.

- Mr. Adler provides an overview of the staff report
- There is discussion around the waiver requests between the Commission and staff
- Motion by Hipp, second by Wright to approve the first waiver as presented
- Waiver #1 is approved 7-0
- Motion by Kerr, second by Davis to approve the second waiver as presented
- Waiver #2 is approved 7-0
- Large Scale Development is approved 7-0

15. Concourse Flex Space

Large Scale Development

5207 Southwest Concourse Street ([LSD23-0019](#))

- Mr. Adler provides an overview of the staff report
- A representative (placeholder until named) from Swope Engineering speaks to details of the architectural elevations proposed
- Large Scale Development is approved 7-0

16. HteaO

Large Scale Development

1520 East Centerton Blvd. ([LSD23-0021](#))

Waiver 1: A waiver from Ordinance 2019-185 regarding Wastewater Pretreatment Requirements.

Waiver 2: A waiver from Sec. 1100.21(e) Building Materials from the Land Development Code to allow composite wood siding as a primary material.

- Mr. Adler provides an overview of the staff report
- Jake Chavis, of Bates Engineering, requests to withdraw the 1st waiver request
- Waiver 1 is withdrawn
- Brady Zguyliski, architect for the project, speaks to the proposed materials necessitating the 2nd waiver request and provides details on the warranty and quality of the proposed building material

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- Curt Pohlmeier, Corporate representative for the HteaO franchise, addresses questions from the commission around the waiver request at hand
- Motion by Wright, second by Hipp to approve Waiver 2 as presented
- Waiver 2 is approved 7-0
- Large Scale Development is approved 7-0

17. Starbucks

Waiver

913 Southeast Walton Boulevard ([WAV23-0008](#))

Waiver from Article 1100, Section 1100.21 Building Materials

- Mr. Overstreet provides an overview of the staff report and notes the waivers similarity to other building material related waiver requests the commission has previously approved
- Motion by Haynie, Second by Hipp to approve the waiver as presented
- Waiver is approved 7-0 via voice vote

18. Grace and Grey Design, LLC

Waiver

201 South Main Street ([WAV23-0011](#))

Waiver from Article 1100.15 Sidewalk Requirements and Section 1100.16 Street Standards.

- Mr. Adler provides an overview of the staff report
- Motion by Davis, second by Kerr to approve the waiver as presented
- Waiver is approved 7-0

IV. Old Business

- *Without objection, per a request by Commissioner Davis, this item was moved to the consent agenda at the start of the meeting and was recommended for approval by a vote of 7-0*

2. Future Land Use Plan Amendments Discussion

- Mr. Overstreet provides an overview on progress made in securing funding via a grant to update the City's Future Land Use Plan as well as a concurrent update to the Zoning Code.

Meeting is adjourned at 7:04 pm by Chairman Sanders

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* indicates item requires public hearing



Consent Agenda Items

For the Planning Commission meeting on July 5, 2023

Reviewer: Bradley Gavrielides, Planning Technician

- ❖ The descriptions below shall serve as the staff report for each of the proposed consent agenda items.

1. Lot Split: Lot 51 of Dickson's Addition, Casey & Hannah Roberts, 710 West Central Avenue, R-1, Low-Density Residential, *LS23-0018*

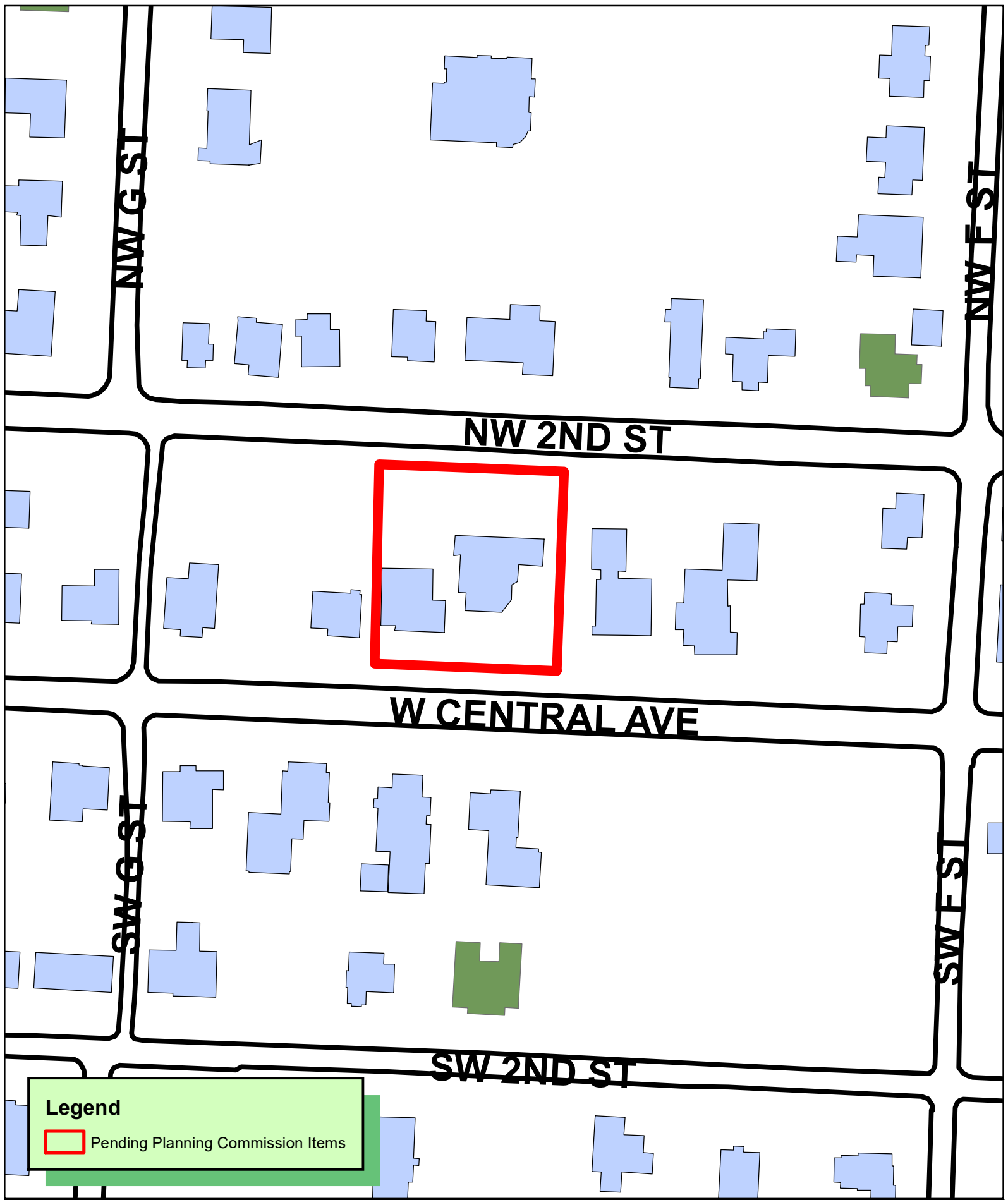
A lot split of Lot 11 of Dickson's Addition, creating new Lot 51 of Dickson's Addition. The plat dedicates right-of-way along West Central Avenue to the Master Street Plan requirements. Utility easements are dedicated along Northwest 2nd Street and West Central Avenue. No variances or waivers are associated with this plat.

2. Property Line Adjustment: Lot 1 of Starlight Meadows, Magnolia Lane LLC, DE, Downtown Edge, *PLA23-0017*

A property line adjustment of part of Lot 4 of the Original Town of Bentonville and part of the SW 1/4 of the SW 1/4 of Section 29, Township 20 North, Range 30 West into Lot 1 of Starlight Meadows. The Plat dedicates a utility easement along the southern property line as well as public right of way per the Master Street Plan along NE 2nd Street. No variances or waivers are associated with this property line adjustment.

3. Large Scale Development Extension: Hindu Assoc. of Northwest Arkansas Parking Lot, 2502 Southwest Regional Airport Boulevard, A-1, Agricultural *LSD22-0033*

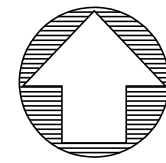
The applicant is requesting an extension to a Large-Scale Development that was originally approved by planning Commission on July 19, 2022. The project consists of a parking lot as an accessory use to the existing religious facility. The proposed parking lot will provide 461 parking spaces. In addition to the parking lot the applicant is also proposing to construct a full width local road traversing the property from east to west as shown on the current Master Street Plan. Sidewalks and site amenities are proposed to meet the requirements of the Land Development Code.



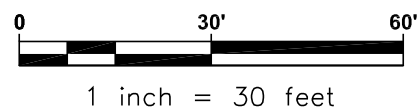
r:\survey\22-026 central ave survey-external references\22-026su.dwg - Plotted on 6/16/2023 9:50:12 AM @ a scale of 1:1 to bluebeam pdf by Kyle Rodgers

SURVEYING SYMBOLS		
○ SET/FOUND REBAR	⊠ AIR CONDITIONER	⊙ SANITARY SEWER
⊠ SET/FOUND ALUM. MONUMENT	⊠ CLEANOUT	⊙ TELEPHONE PEDESTAL
⊙ SET/FOUND COTTON SPINDLE	⊠ ELECTRIC BOX	⊙ WATER METER
⊙ FOUND PIPE	⊠ GAS METER	
× SET CHISELED X		
⊠ COMPUTED POINT		
FEATURE LINES		
— BOUNDARY LINE	— OVERHEAD POWER LINE	
— CENTERLINE OF ROAD	— SEWER LINE	
— RIGHT-OF-WAY	— FENCE	
— BUILDING SET BACK		
(M) FIELD MEASUREMENT		
(R) RECORDED MEASUREMENT		

LOT SPLIT OF LOT 11, DICKSONS ADDITION CREATING LOT 51

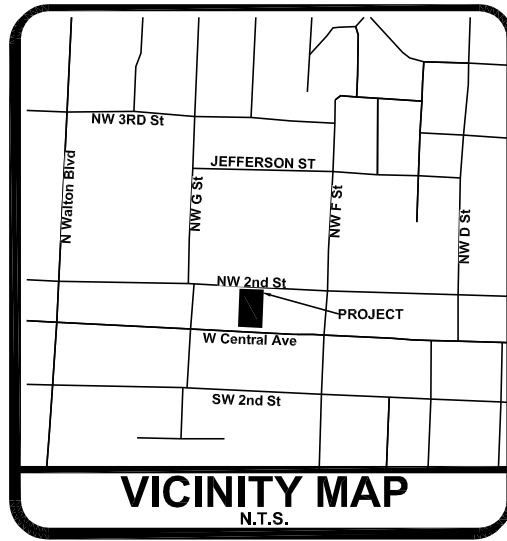


GRAPHIC SCALE



BASIS OF BEARING:
ARKANSAS STATE PLANE,
COORDINATE SYSTEM,
(NAD-83) NORTH ZONE.

Recording Block



NOTARY

State of: _____

County of: _____
Subscribed and sworn before me this _____ day of _____, 2023.

Notary Public _____

My commission expires _____

CERTIFICATE OF APPROVAL

PURSUANT TO THE BENTONVILLE LAND DEVELOPMENT CODE AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: _____

SIGNED: _____

BENTONVILLE PLANNING COMMISSION CHAIRMEN: _____

BENTONVILLE MAYOR: _____

CITY CLERK: _____

CERTIFICATE OF OWNERSHIP

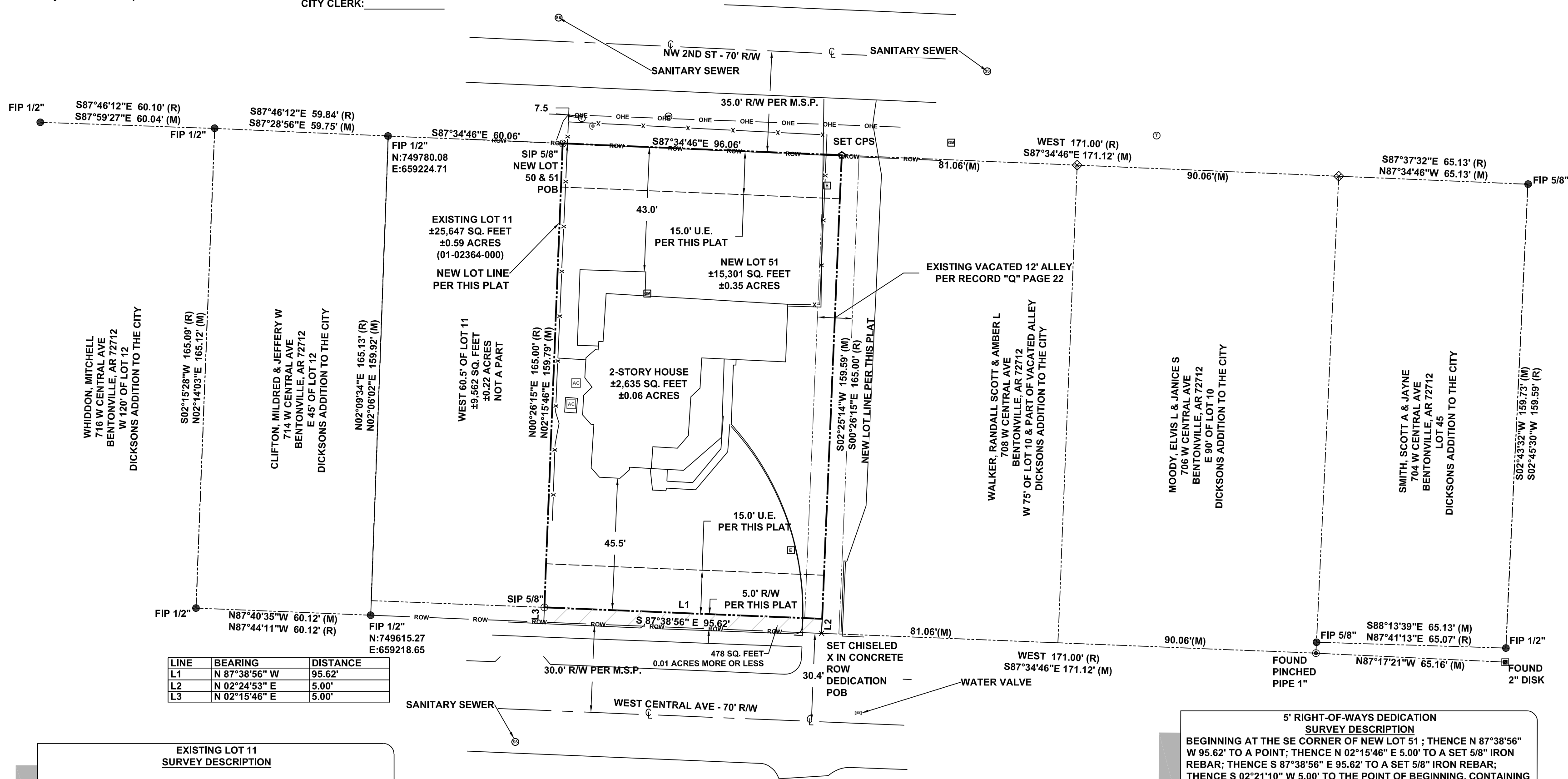
WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN ON SAID PLAT.

DATE OF EXECUTION: _____

SIGNED: _____

NAME AND ADDRESS: _____

PRINT NAME: _____



LINE	BEARING	DISTANCE
L1	N 87°38'56" W	95.62'
L2	N 02°24'53" E	5.00'
L3	N 02°15'46" E	5.00'

EXISTING LOT 11 SURVEY DESCRIPTION

LOT 11 OF DICKSONS ADDITION TO BENTONVILLE, BENTON COUNTY ARKANSAS, AS SHOWN ON PLAT FILED UNDER BOOK Q AND PAGE 22, RECORDED IN THE BENTON COUNTY CLERKS OFFICE, BENTON ARKANSAS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

NEW LOT 51 SURVEY DESCRIPTION

NEW LOT 51 IN DICKSONS ADDITION TO BENTONVILLE, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS, BEGINNING AT THE NW CORNER OF NEW LOT 51; THENCE S 87°34'46" E 96.06' TO A SET COTTON PICKER SPINDLE; THENCE S 02°25'14" W 159.59' TO A SET CHISELED X ON CONCRETE; THENCE N 87°38'56" W 95.62' TO A SET 5/8" IRON REBAR; THENCE N 02°15'46" E 159.79' TO THE POINT OF BEGINNING, HAVING AN AREA OF 15,301 SQUARE FEET, 0.35 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

NOTES:

- PROPERTY OWNER- CASEY ROBERTS (CASEYROBERTS@STATRECOVERY.COM) (479) 877-7388
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO CONTACT THE CITY OF BENTONVILLE ENGINEERING AND TRANSPORTATION DEPARTMENTS AND NOTIFY SAID DEPARTMENTS ON THE INTENT OF TYPE OF WORK THAT WILL TAKE PLACE WITHIN THE RIGHT-OF-WAY. WORK IN RIGHT-OF-WAY MAY REQUIRE A SEPTIC PERMIT
- BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OR OWNER IS TO OBTAIN RIGHT-OF-WAY PERMIT FROM THE CITY OF BENTONVILLE TRANSPORTATION DEPARTMENT
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS
- UTILITIES HAVE BEEN FIELD VERIFIED

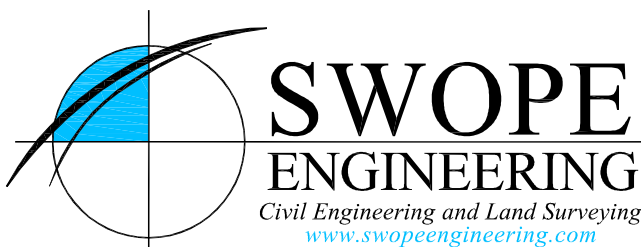
SURVEYOR'S CERTIFICATION

- In providing this survey, no attempt has been made to show data concerning size, depth, condition, or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
- No abstract of title nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed were provided by Benton County records. There may exist other documents of record that may affect this surveyed parcel.
- No additional investigation or independent search by Swope Engineering has been made for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.

FLOOD INFORMATION

This property lies in Zone 'X' (Special Flood Hazard Areas Inundated by 100-year Flood) as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0255K, effective June 5, 2012.

SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT @ (479) 271-3122



Certificate of Authorization No. 2831

LOT SPLIT For

ROBERTS, CASEY & HANNAH
710 W Central Ave
Bentonville Ar, 72712

01-02364-000

CERTIFICATE OF SURVEYING ACCURACY

I, PHILLIP R. SWOPE, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE UNDER MY SUPERVISION AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET. DATE OF EXECUTION: 06/14/2023

SIGNED: *Phillip R. Swope*
REGISTERED LAND SURVEYOR
NO. 1889
STATE OF ARKANSAS



DRAWN BY: KWR JOB NUMBER: 22-026

SUBMITTAL DATE: 06/14/2023 City Number: LS23-0018

DRAWING NAME: 22-026SU.dwg

SHEET NUMBER:

1 of 1

ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 11 OF DICKSONS
ADDITION; CREATING NEW LOT 51 OF DICKSONS ADDITION TO THE CITY OF
BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.**

(PROJECT NUMBER: LS23-0018)

WHEREAS, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 11 OF DICKSONS ADDITION, creating new LOT 51 OF DICKSONS ADDITION, to the City of Bentonville, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on July 5, 2023;

WHEREAS, said lot split is attached hereto as Exhibit “A”;

WHEREAS, the Bentonville Planning Commission considered said lot split on the date stated, and at other times, and voted to recommend the approval of said lot split to the City Council; and

WHEREAS, the lot split of real property as described herein has been submitted to the City Council of the City of Bentonville and, after consideration and deliberation, said Council is of the opinion that said lot split should be approved.

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

Section 1: That the lot split of LOT 11 OF DICKSONS ADDITION creating new LOT 51 OF DICKSONS ADDITION to the City of Bentonville, Arkansas, should be and the same is hereby accepted and approved for all purposes;

Section 2: That the Mayor and City Clerk are hereby authorized and directed to evidence the acceptance of said lot split by certifying said acceptance on the approved lot split;

Section 3 - 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 4 - 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.

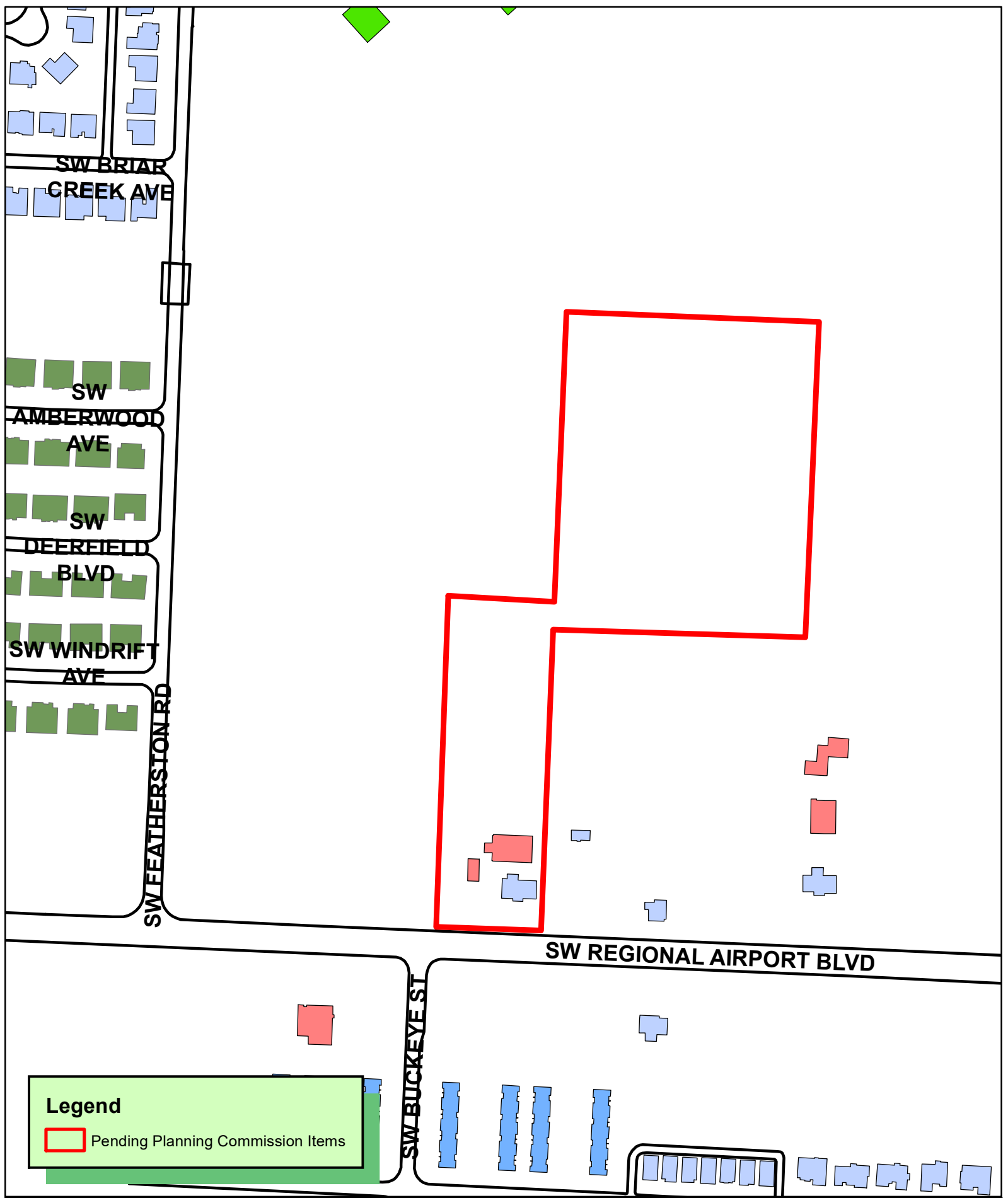
PASSED AND APPROVED this _____ day of _____, 2023

APPROVED:

ATTEST:

Stephanie Orman, Mayor

Kirby Romines, City Clerk



Legend

 Pending Planning Commission Items

N
W E
S

1 inch = 250 feet

LSD22-0033
LARGE SCALE DEVELOPMENT
HANWA PARKING LOT ADD
2502 SW REGIONAL AIRPORT BLVD

16

THE CITY OF
B
BENTONVILLE



June 23, 2023

AVO: 051873

Planning Department
City of Bentonville
305 SW A Street
Bentonville, AR 72712

**RE: HANWA Parking Lot Addition
PC Approval Extension Request
LSD22-0033**

Dear Planning Department,

Halff, on behalf of the Hindu Association of Northwest Arkansas (HANWA), is formally requesting an extension of planning commission approval for the above reference project. Since PC approval in July 2022, we have been working with the city to resolve the concern with the detention basin associated with this project serving two separate parcels. This process has unfortunately taken longer than anticipated, so construction has therefore not been started. Ownership also decided to implement some cost saving measures to the project that have recently been submitted to the city for their review and approval. A 6 month extension would allow ownership the necessary time to get all documents in place and plans finalized to move into construction.

If there are any questions regarding this project, please don't hesitate to contact me via email at callison@halff.com or via phone at (479) 579-3973.

Thank you,

HALFF

A handwritten signature in black ink that reads "Chase Allison".

Chase Allison, E.I.
Graduate Engineer



Walnut Farm Montessori School

4208 East Central Ave

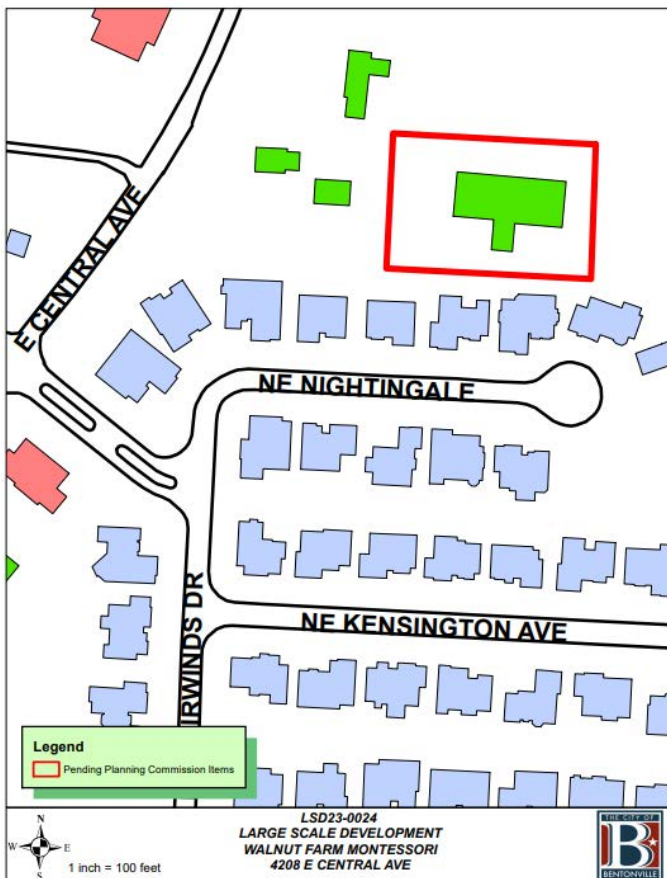
PC Date: 7/5/2023

Reviewer: Luke Aitken, Planning Technician

Project Number	LSD23-0024
Applicant / Current Owner	Ecological Design Group / Walnut Farm Montessori School
Site Area	+/- 1.11 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Residential Estate (RE)
Development Type / Use	Addition - Private Elementary School
Related Project(s)	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 4208 East Central Avenue. It is currently zoned R-1, Low Density Single Family Residential, with a Future Land Use Classification of Residential Estate. This property has been home to the Montessori School since 1996. Although educational facilities are an allowed conditional use in all zoning districts, this property never previously received conditional use permit approval from the Planning Commission for this land use. The applicant is in the process of applying for a conditional use permit to be considered for this property.

Project Details

This project is a large-scale development that consists of a 3055 sq ft building expansion accompanied by a new parking lot and subsequent drainage improvements. An existing structure on the property will be expanded to approximately 8,381 sq ft. It is also shown to mirror the design of the existing structure, using primary materials such architectural metal panel, scored concrete masonry unit block, and split faced concrete masonry unit block. The project will provide 8 additional parking spaces, for a total of 21 parking spaces. A new pick up and drop off zone and drainage improvements are also proposed on the property.

This proposal provides adequate pedestrian connection via the existing sidewalk to the east along East Central Avenue and new landscaping per the requirements of the Land Development Code. The proposal also complies with Master Street Plan requirements.

Projected Traffic Impact

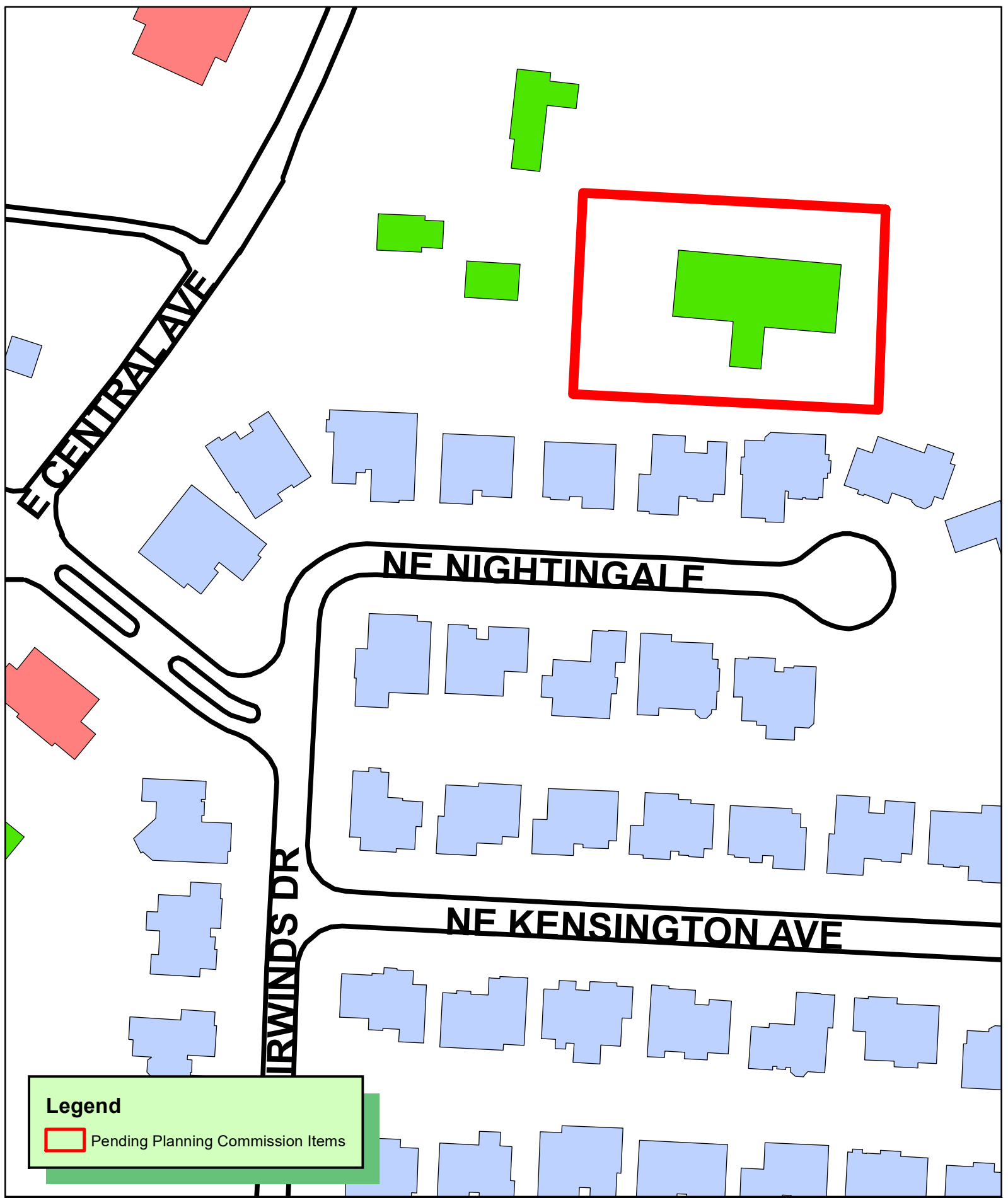
This development will constitute an increase in intensity due to the proposed building expansion, although the traffic impact will likely be minimal due to loading zone and parking improvements also proposed. Connectivity to existing sidewalk infrastructure serving nearby residential areas to the south should also mitigate some effects of additional traffic.

Waivers

No waivers are associated with this request

Conclusion

The proposed large-scale development meets the minimum requirements of the Land Development Code. Staff recommends approval of this proposal, conditioned upon the applicant seeking approval for a conditional use permit from Planning Commission, prior to commencement of the preconstruction meeting.



Legend

 Pending Planning Commission Items

 1 inch = 100 feet

LSD23-0024
LARGE SCALE DEVELOPMENT
WALNUT FARM MONTESSORI
4208 E CENTRAL AVE

THE CITY OF

BENTONVILLE

35



Know what's below.
Call before you dig.

WALNUT FARM MONTESSORI

4208 E Central Avenue
Bentonville, Arkansas 72712

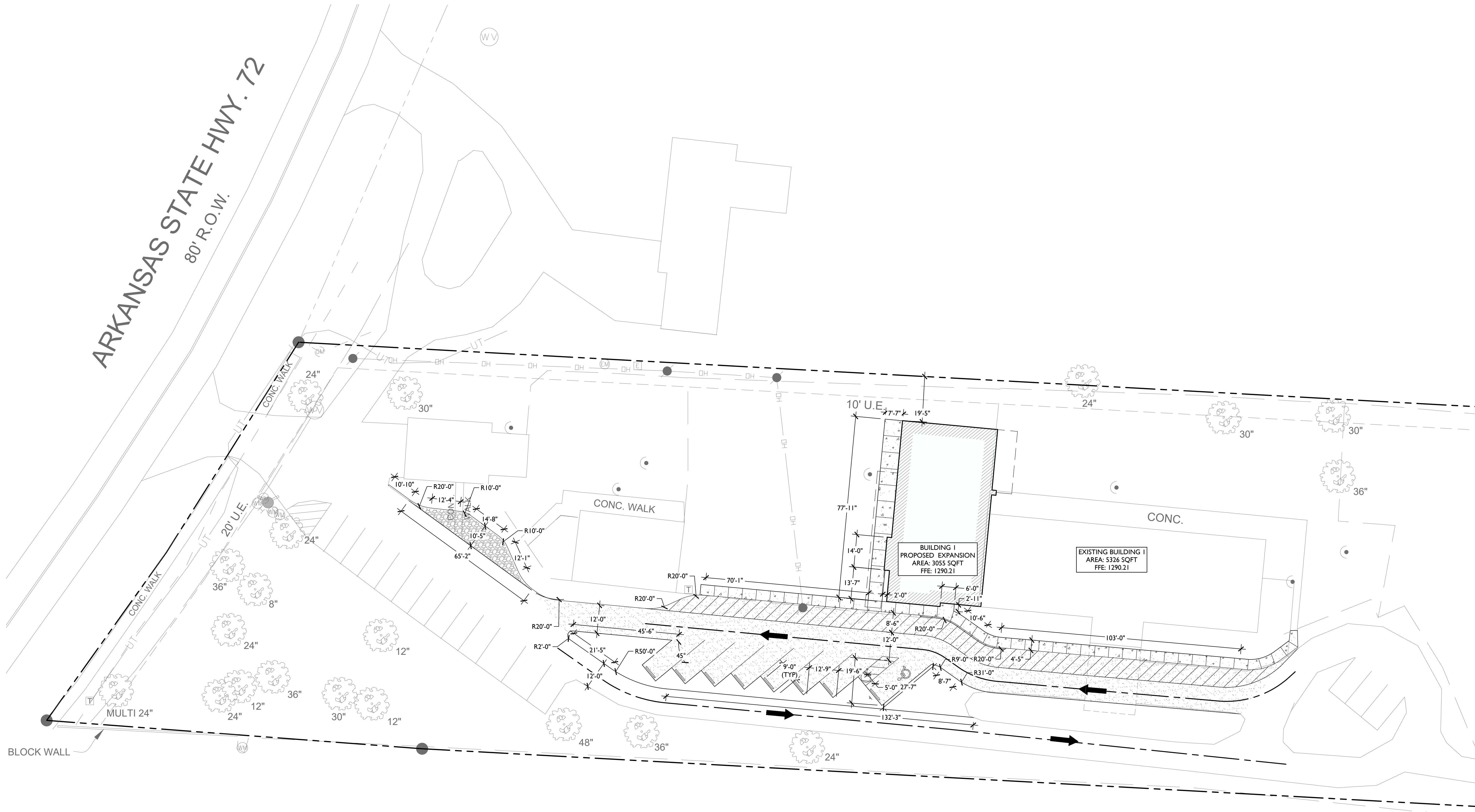
EDG PROJECT NO. 23-012
DATE 2023.06.12

REVISIONS	
Number	Date

PHASE CONSTRUCTION
DOCUMENTS

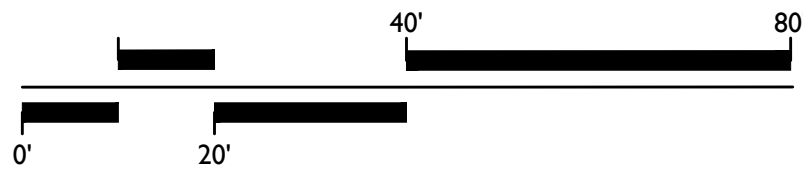
TITLE Site Layout Plan

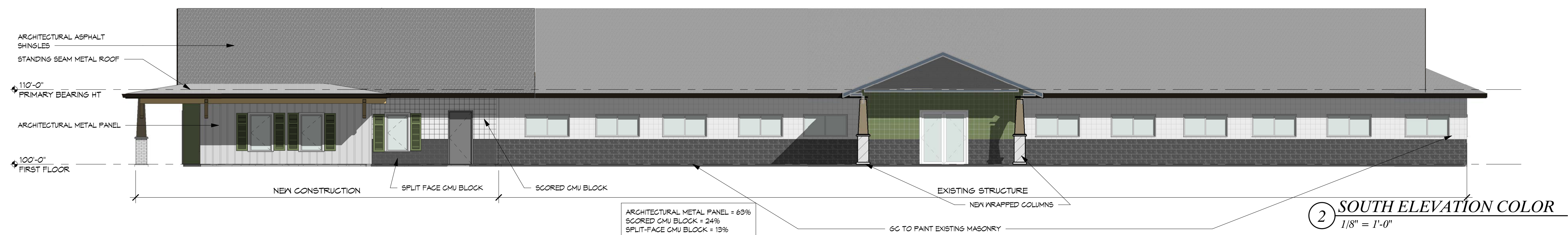
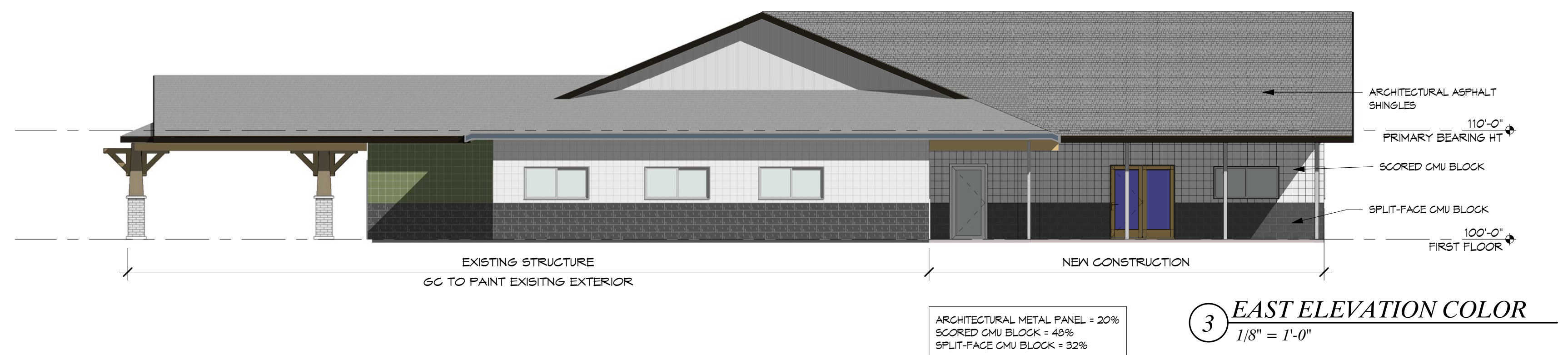
SHEET NO. C1.10



1 SITE LAYOUT PLAN

SCALE: 1" = 20'-0"







Ziggi's Coffee

1622 Southeast J Street

PC Date: 7/5/2023

Reviewer: Jon Stanley, Senior Planner ASLA, APA

Project Number	LSD23-0025
Applicant / Current Owner	ECE Engineering / JBV, LLC
Site Area	+/- 1.11 acres
Current Zoning	C-2, General Commercial
Future Land Use Map Designation	Residential Estate (RE)
Development Type / Use	Drive – Thru Coffee Shop
Related Project(s)	none

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 1622 Southeast J Street south and adjacent to Rush Running Company. It is currently zoned C-2, General Commercial with a Future Land Use Classification of Residential Estate. This property is currently vacant and was previous the site of and abandon single family residence.

Project Details

This project is a large-scale development that consists of a single structure that will contain a drive-thru and walk up window serving coffee drinks. The proposed structure will be approximately 864 square feet and is shown to be approximately 23 feet tall at its highest point. The project will provide 1 additional parking spaces than is required by code, for a total of 12 parking spaces with additional stacking room for approximately 24 vehicles. The spaces are general intended for employee use as there is no sit down company to the coffee shop on drive through and walk up customers. One means of access is proposed utilizing the existing drive via cross access with the Rush Running Company development to the north.

The proposal provides pedestrian connection via the existing sidewalk to the east and new landscaping per the requirements of the Land Development Code. The project also complies with Master Street Plan requirements and the Master Trails Plan. The primary materials are brick and composite wood siding with glass, stone, and stucco as trim material.

Projected Traffic Impact

The proposed development will constitute an increase in intensity from the current vacant property, although the traffic impact will likely be minimal. Adequate cross access with neighboring business and connectivity to existing sidewalk infrastructure as well as direct access to an arterial street should mitigate some effects of additional traffic.

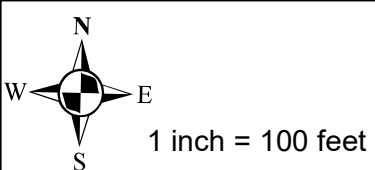
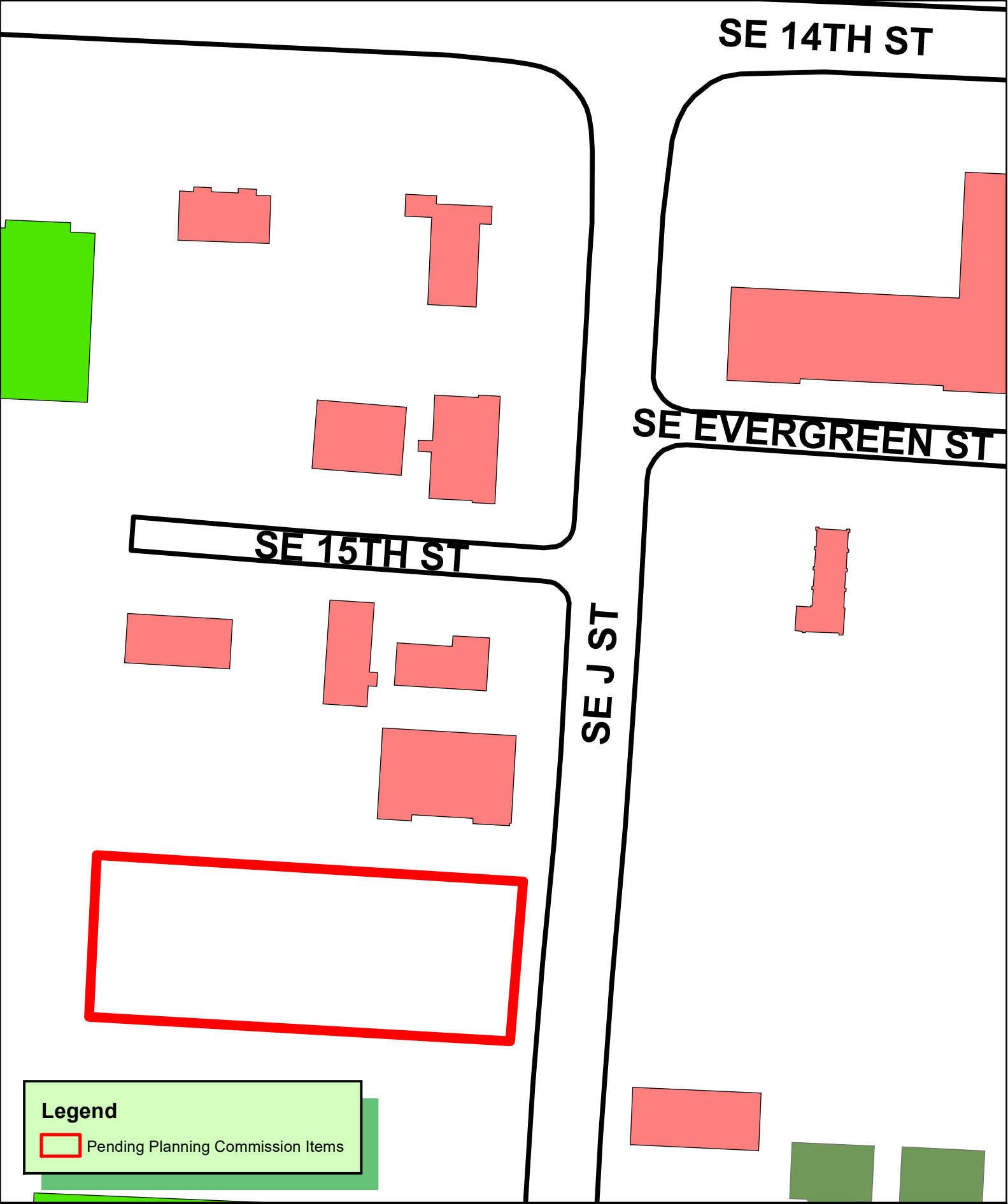
Waivers

Two waivers are associated with this request:

1. A waiver from Sec. 5.4.2 Dry Reservoirs of the Storm Water Drainage Manual that requires twenty (20) feet horizontal separation form any building.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waiver.



LSD23-0025
LARGE SCALE DEVELOPMENT
ZIGGI'S COFFEE
1622 SE J ST





Expedient Civil Engineering, PLLC

P.O. Box 5484
Bella Vista, AR 72714
Phone: (479) 364-0028
Email: jason@ece-pllc.com

June 27, 2023

Jon Stanley
City Planner
City of Bentonville
305 SW 'A' Street
Bentonville, AR 72712

**RE: WAIVER REQUEST
ZIGGI'S COFFEE
1622 SE J STREET, BENTONVILLE, AR
ECE PROJECT NO. 23-1003
CITY PROJECT NO. LSD23-0025**

Dear Mr. Stanley:

The purpose of this letter is to request a waiver for a 18-foot separation from the building to detention pond to 10-foot separation, items required by Bentonville City Code. (**Section 1100.04 of the of the development standards section**). To provide adequate stacking for cars and to save some existing trees west of the proposed building. We understand that staff is in support of this waiver request. Thank you for your consideration of this waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

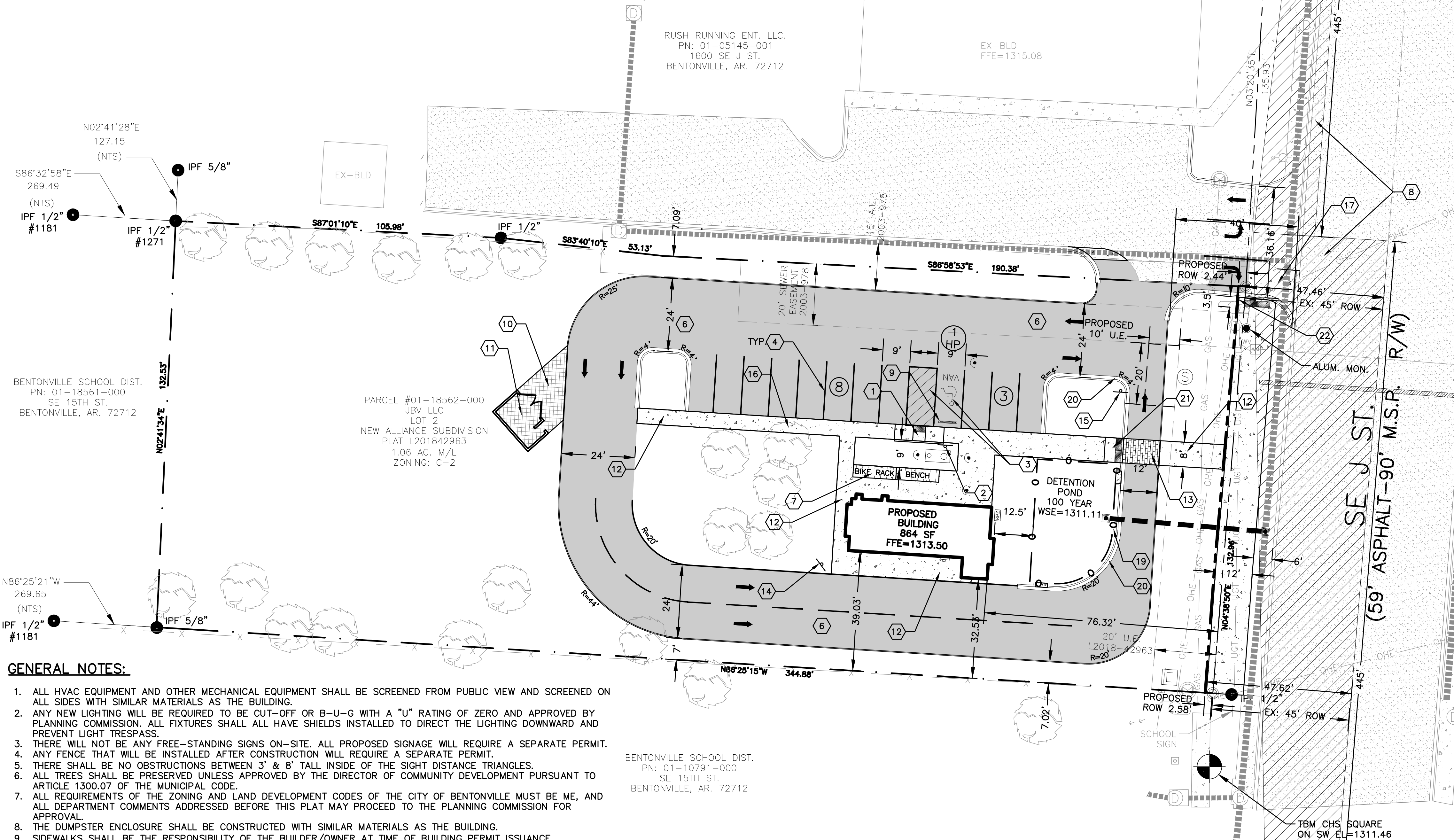
Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Z:\ECC-Work\Projects\2023\Projects\23-1003_Ziggis Coffee\23-1003_Ziggis Coffee.dwg 10/3/2023 10:03:00

KEYNOTES:

- 1 ACCESSIBLE RAMP PER DETAIL 9/C8.0.
- 2 HANDICAP SIGN PER DETAIL 8/C8.0.
- 3 ACCESSIBLE PARKING STRIPING PER DETAIL 6/C8.0.
- 4 4" WHITE PARKING STRIPING
- 5 FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- 6 STANDARD ASPHALT PAVEMENT PER DETAIL 4/C8.0.
- 7 BIKE RACK AND PARK BENCH PER CITY OF BENTONVILLE SPECIFICATIONS
 - BENCH TO BE 6' LONG MIN. AND VICTOR STANLEY "CLASSIC" MODEL #C-10 OR APPROVED EQUAL
 - BIKE RACK TO BE SINGLE HOOP, DERO SWERVE OR APPROVED EQUAL. MUST PROVIDE 2 SPACES FOR BIKE PARKING.
- 8 SIGHT TRIANGLE
- 9 CONCRETE WHEEL STOP PER DETAIL 7/C8.0.

- 10 HEAVY DUTY CONCRETE SECTION PER DETAIL 17/C8.1.
- 11 TRASH ENCLOSURE PER ARCHITECTURAL DESIGN
- 12 CONCRETE SIDEWALK PER DETAIL 10/C8.0.
- 13 STAMPED CONCRETE
- 14 ORDER BOARD
- 15 DIRECTIONAL SIGNAGE
- 16 4" THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 5/C8.0.
- 17 COMMERCIAL DRIVE ENTRANCE PER ARDOT DETAIL DR-1/C8.1
- 18 CURB AND GUTTER PER DETAIL ARDOT DETAIL CG-1/C8.1.
- 19 METAL HAND RAIL PER DETAIL 14/C8.1.
- 20 CURB AND GUTTER PER DETAIL 13/C8.1.
- 21 ACCESSIBLE RAMP PER DETAIL 18/C8.1.
- 22 STOP SIGN PER DETAIL 19/C8.1.



GENERAL NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND SCREENED ON ALL SIDES WITH SIMILAR MATERIALS AS THE BUILDING.
2. ANY NEW LIGHTING WILL BE REQUIRED TO BE CUT-OFF OR B-U-G WITH A "U" RATING OF ZERO AND APPROVED BY PLANNING COMMISSION. ALL FIXTURES SHALL ALL HAVE SHIELDS INSTALLED TO DIRECT THE LIGHTING DOWNWARD AND PREVENT LIGHT TRESPASS.
3. THERE WILL NOT BE ANY FREE-STANDING SIGNS ON-SITE. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT.
4. ANY FENCE THAT WILL BE INSTALLED AFTER CONSTRUCTION WILL REQUIRE A SEPARATE PERMIT.
5. THERE SHALL BE NO OBSTRUCTIONS BETWEEN 3' & 8' TALL INSIDE OF THE SIGHT DISTANCE TRIANGLES.
6. ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.
7. ALL REQUIREMENTS OF THE ZONING AND LAND DEVELOPMENT CODES OF THE CITY OF BENTONVILLE MUST BE MET, AND ALL DEPARTMENT COMMENTS ADDRESSED BEFORE THIS PLAT MAY PROCEED TO THE PLANNING COMMISSION FOR APPROVAL.
8. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING.
9. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
10. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
11. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE UTILITY PLAN.
12. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
13. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

FOUND IRON PIN
SET IRON PIN
PROPERTY LINE
EXISTING FENCE
EXISTING CHAIN LINK FENCE
EXISTING ASPHALT
EXISTING CENTERLINE OF ROAD
EXISTING EASEMENT
EXISTING RIGHT-OF-WAY
EXISTING CONCRETE
EXISTING OVERHEAD ELECTRIC
EXISTING POWER POLE
EXISTING 12" WATER MAIN
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING TELEPHONE PEDESTAL
EXISTING GAS LINE
EXISTING GAS METER
EXISTING STORM SEWER
EXISTING JUNCTION BOX
PROPOSED ASPHALT
PROPOSED CONCRETE
PROPOSED MANHOLE
PROPOSED SIGN
PROPOSED FIRE LANE STRIPING
PROPOSED HAND RAIL
UTILITY EASEMENT

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

MR. CHRIS BRYANT
199 HAILEY DRIVE
CENTERTON, AR 72719

ZONING:

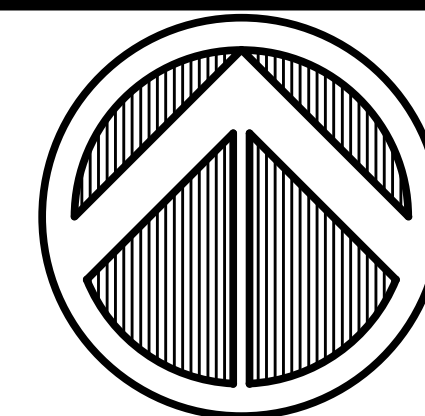
C-2
GENERAL COMMERCIAL

BUILDING SETBACKS:

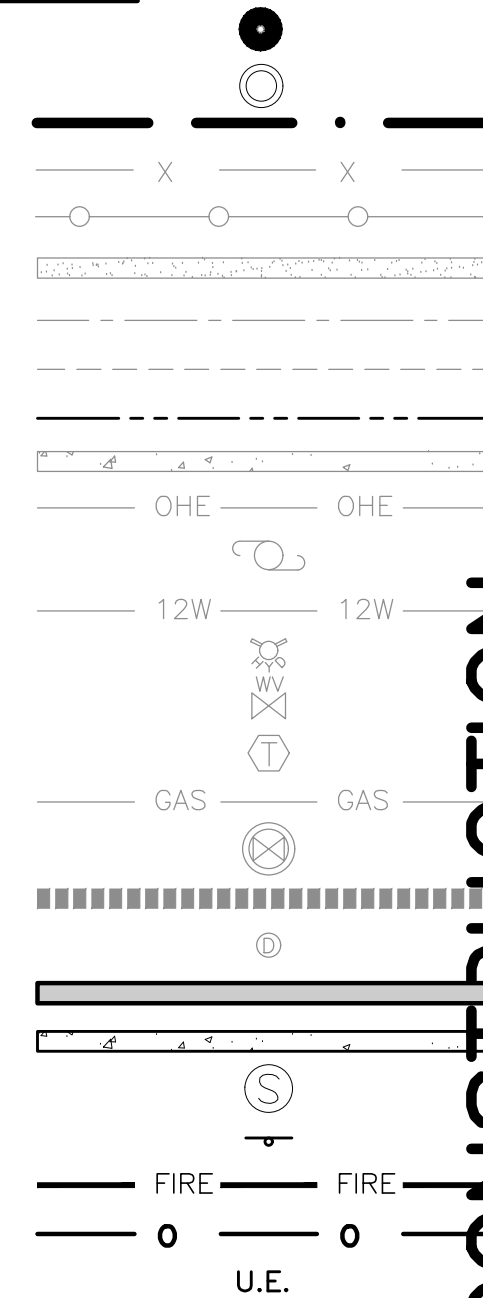
- 50' FRONT WITH PARKING
- 20' FRONT NO PARKING
- 7' SIDE INTERIOR
- 30' REAR
- 60% MAX BUILDING COVERAGE

PARKING REQUIREMENTS:

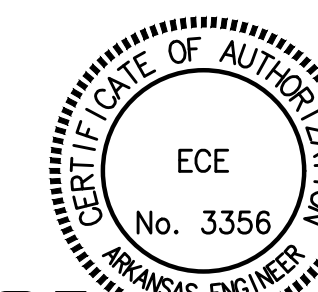
1. RESIDENTIAL - 2 SPACES, COMMERCIAL OFFICE - 1 SPACE PER 300 SQUARE FEET
2. NUMBER OF PARKING SPACES REQUIRED - 3 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 11 SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 SPACE
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 12 SPACES



NORTH
SCALE 1"=20'
LEGEND



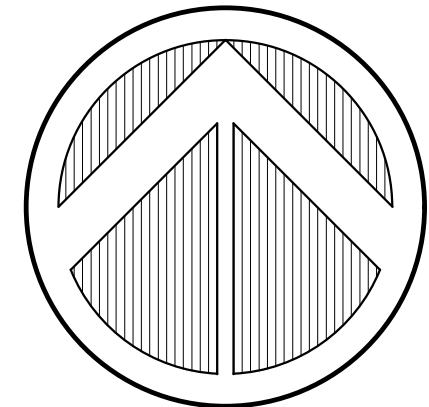
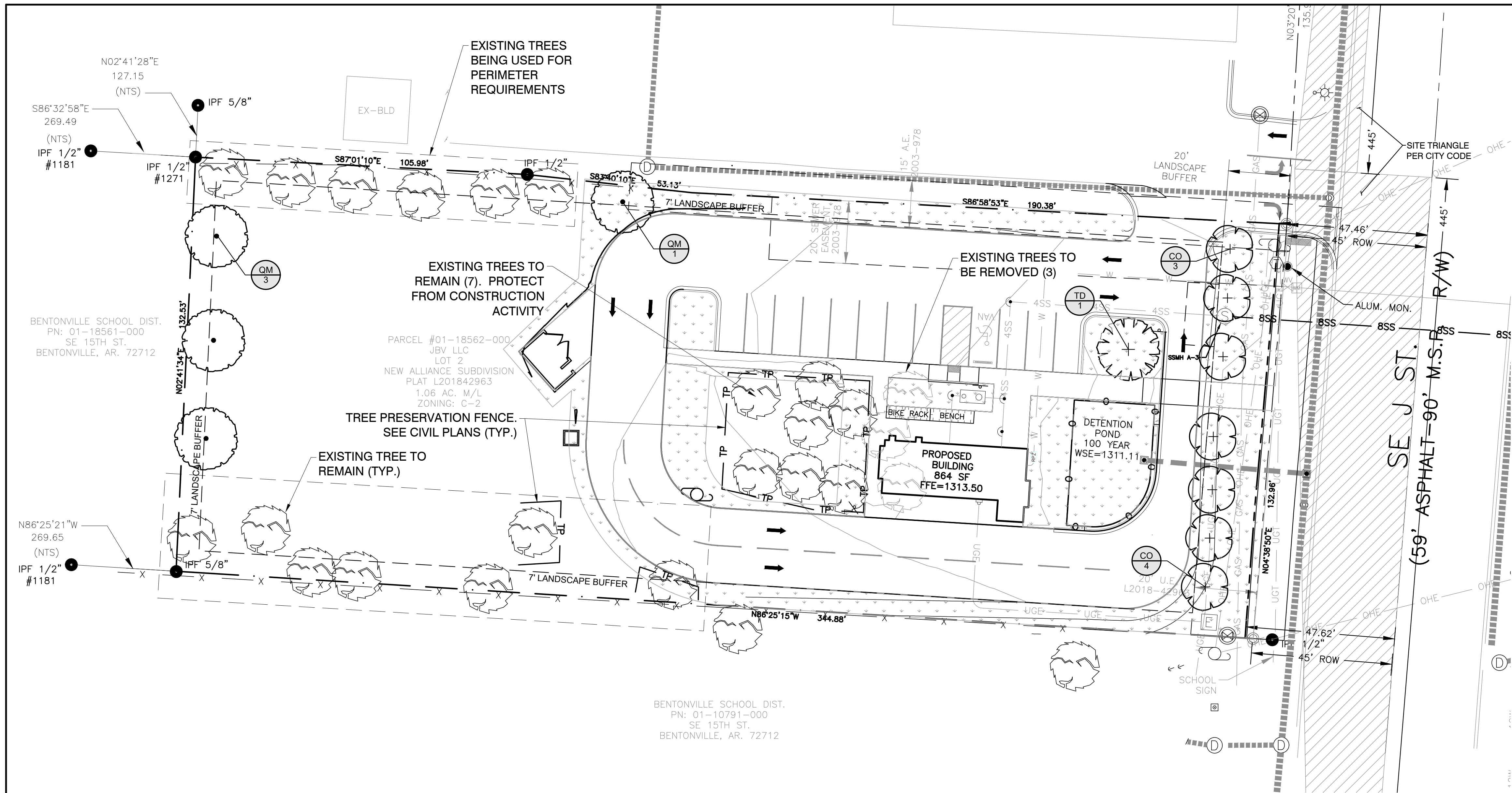
NOT FOR CONSTRUCTION



PROJECT# LSD23-0025

Date	6/13/2023
Comments	PER CITY COMMENTS
Rev	1
ZIGGI'S COFFEE BENTONVILLE, AR 1622 SE J STREET CHRIS BRYANT 199 HAILEY DRIVE, CENTERTON, AR 72719	
DRAWN BY: JEI	
CHECKED BY: JEI	
DATE 4/24/2023	
JOB NUMBER 23-1003	
SHEET NAME SITE PLAN	
File No. 23-1003.dwg	
C4.0	

C:\Landtek\EGE (Jason Ingalls)\2023\Ziggi's Coffee\Bentonville 2023-06-13.dwg



NORTH

20' 0 20'

SCALE 1"=20'

LANDSCAPE PLAN GENERAL NOTES

- ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH MOIST SOIL.
- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL DISTURBED LANDSCAPED AREAS NOT DESIGNATED TO BE SODDED SHALL BE SEEDED WITH A GRASS SEED MIX OF 75% PERENNIAL RYE AND 25% BERMU DA GRASS SEED AT A RATE OF 4# PER 1000 SF.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 12"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- NO PROPOSED IRRIGATION SYSTEM - HOSE BIBS ARE LOCATED ON THE EXTERIOR WALLS OF THE BUILDING AND ARE WITHIN 100' OF ALL PLANT MATERIAL.
- ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
- ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
- THERE CANNOT BE ANYTHING BETWEEN 3' AND 8' IN HEIGHT WITHIN THE SIGHT TRIANGLE.
- THE SITE IS NOT WITHIN THE AIRPORT ZONE.
- WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
- ALL TREES SHALL BE PRESERVED UNLESS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT PURSUANT TO ARTICLE 1300.07 OF THE MUNICIPAL CODE.

LANDSCAPE REQUIREMENTS

STREET FRONTAGE BUFFER S J STREET FRONT BUFFER 1 TREE PER 20'	20' REQUIRED 133' LF / 20' = 7 TREES REQUIRED	20' PROVIDED 7 TREES PROVIDED*
PERIMETER LANDSCAPING 1 TREE PER 50 LF NORTH BOUNDARIES 349 LF SOUTH BOUNDARIES 355 LF WEST BOUNDARIES 150 LF	7 TREES REQUIRED 7 TREES REQUIRED 3 TREES REQUIRED	7 TREES PROVIDED* 7 TREES PROVIDED* 3 TREES PROVIDED
INTERIOR PARKING LOT TOTAL PARKING LOT AREA = 5,158 SF	8% GREENSPACE REQUIRED** 5,158 x .08 = 412 GREENSPACE REQUIRED	460 SF PROVIDED 1 TREES PROVIDED
EXTERNAL PLANTING	1 TREES REQUIRED	

*INCLUDES EXISTING TREES

LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TP TREE PRESERVATION FENCE

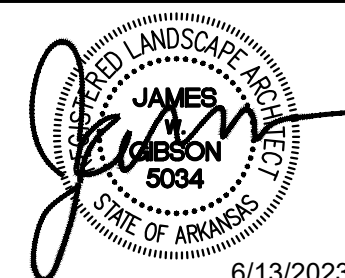
PLANT SCHEDULE

SHADE TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
QM		Quercus muehlenbergii / Chinkapin Oak	2.5" Cal.	B&B	10' min.	4
TD		Taxodium distichum / Bald Cypress	2.5" Cal.	B&B	10' min.	1
STREET TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
CO		Cercis canadensis 'Oklahoma' / Oklahoma Redbud	4" Cal.	B&B or Cont.	8' min.	7
SOD/SEED	CODE	BOTANICAL / COMMON NAME			QTY	
CT		Cynodon dactylon 'Tif 419' / Bermuda Grass			10,491 sf	



Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION



6/13/2023
LANDTEK STUDIOS
2503 SWEETBRIAR DR.
FAYETTEVILLE, AR 72703
PH# 479.283.9721

Date	Comments	Rev

ZIGGI'S COFFEE	BENTONVILLE, AR
1602 SE J STREET	
CHRIS BRYANT	
199 HAILEY DRIVE, CENTERTON, AR 72719	

2503 SWEETBRIAR DR. STE. B
FAYETTEVILLE, AR 72703
O (479) 384-0028
F (479) 384-0028
M (501) 752-5300
EMAIL: jason@landtek.com

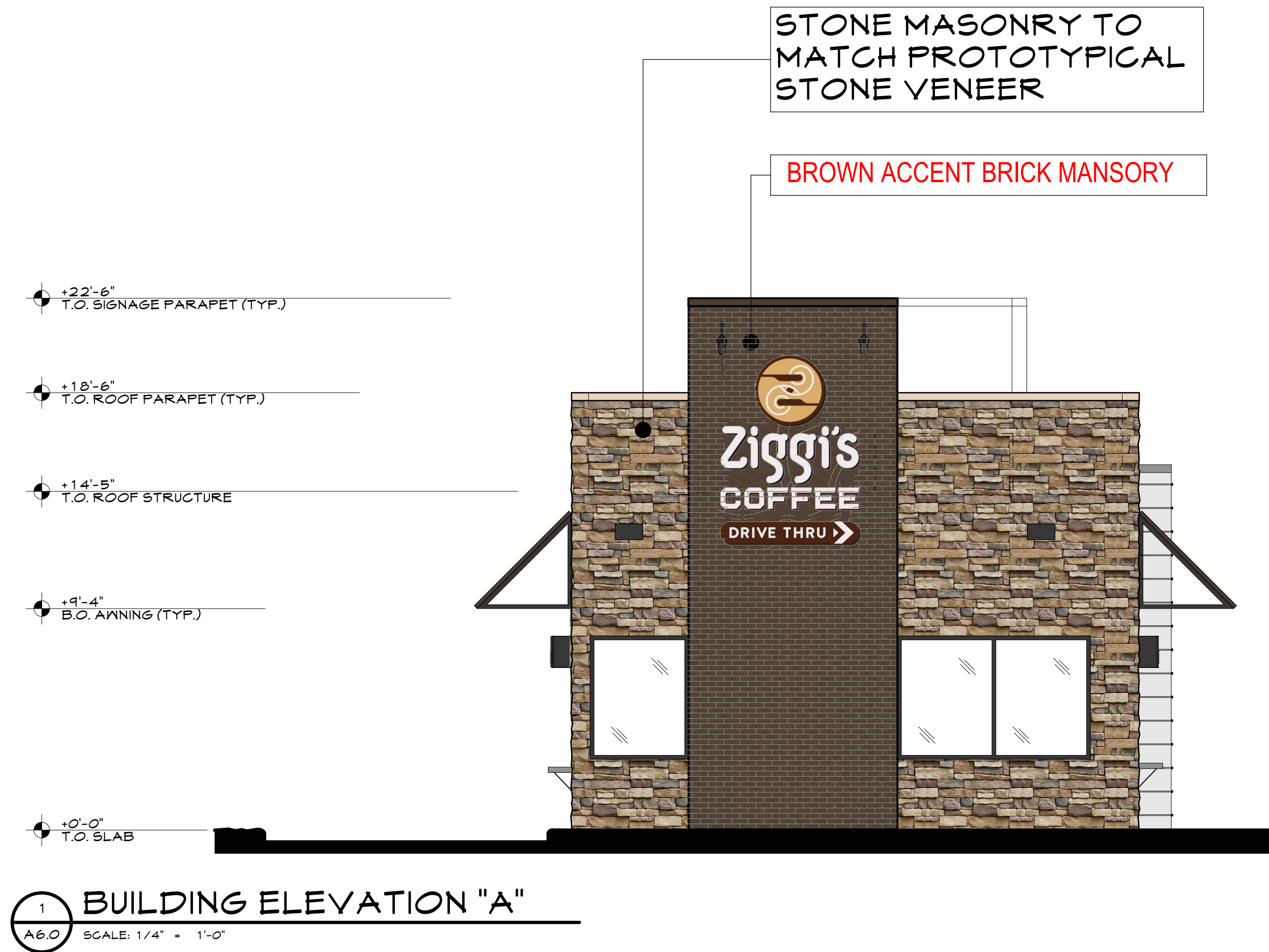
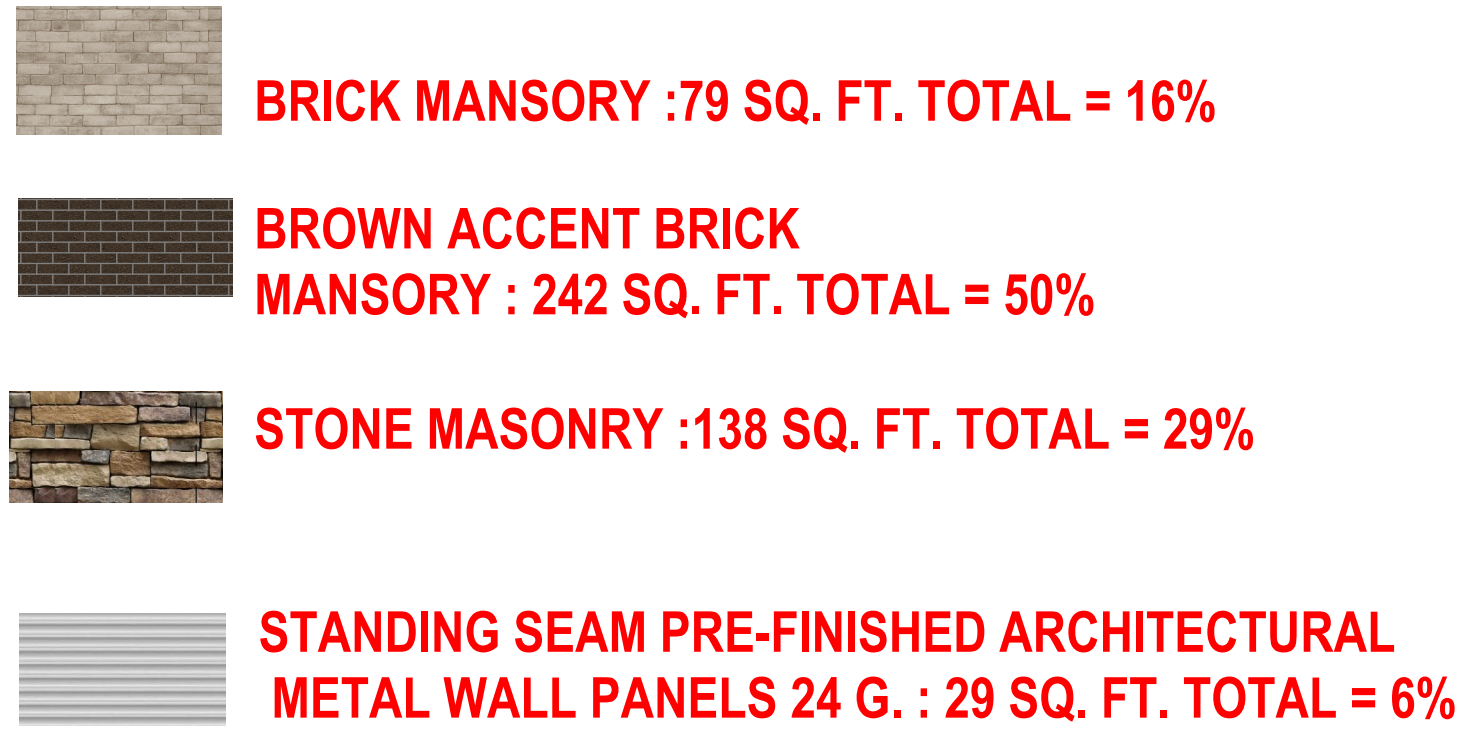


DRAWN BY: JEI
CHECKED BY: JEI
DATE 4/24/2023
JOB NUMBER 23-1003
LANDSCAPE PLAN
File No. Ziggi's Coffee Bentonville 2023-06-13.dwg
L1.0



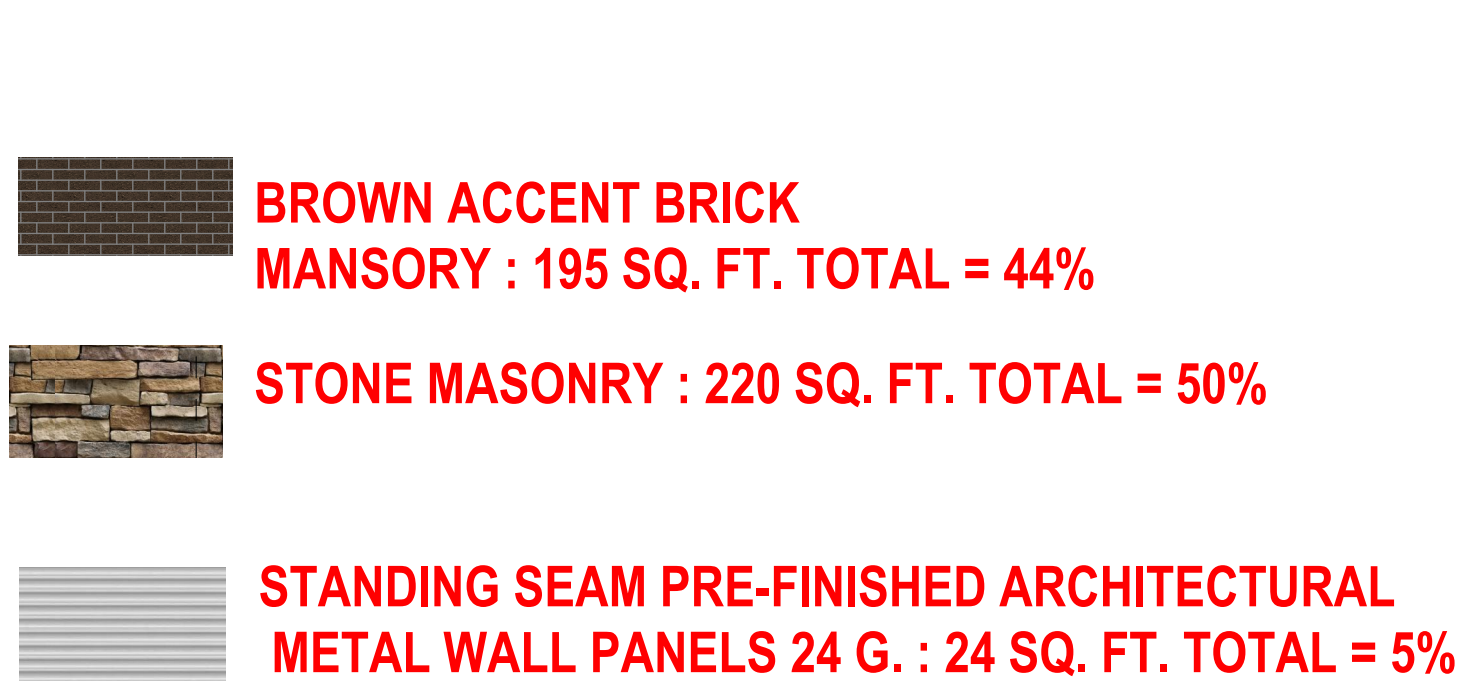
"C" EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS :

482 SQ. FT.



"A" EXTERIOR ELEVATION OVERALL SQ. FT. EXCLUDING WINDOWS AND DOORS :

442 SQ. FT.



ARCHITECT

IMA

architecture
planning
design

**IGEBU
MORAN
ARCHITECTURE**

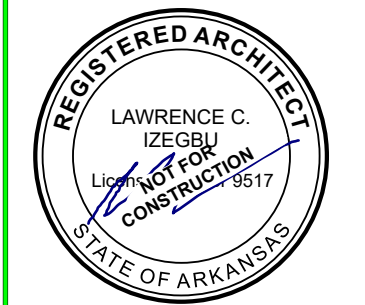
400 east new hope road
rogers.arkansas 72758

isaac@ima-arch.com
479.445.4595

architecture
engineering
civil

inclusive | meaningful | activated

PROJECT



DO NOT SCALE THE DRAWINGS.
Request verification of dimensions from the Architect as required.

The General Contractor shall check and verify all levels, distances and dimensions and shall report any and all errors and omissions to the Architect immediately.

This drawing is to be read in conjunction with Civils, structural, mechanical, electrical and/or any other consultants drawings that may be applicable.

This drawing is the exclusive property of the Architect and must not be reproduced without his written permission.

PROPOSED NEW BUILDING FOR :

**Ziggie's
COFFEE**

1602 SE " J " STREET
BENTONVILLE, ARKANSAS 72712

CONSTRUCTION DOCUMENTS

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Any deviation in the Construction Documents that compromise the Life Safety, Structural Integrity, ADA compliance, Violation of Codes or Regulations is the responsibility of the Owner or Contractor.
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SHEET
CONTENTS

EXTERIOR
ELEVATIONS

SHEET

A15.0

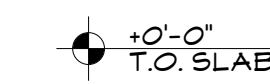
886 SQ. FT.

BROWN ACCENT BRICK
MANSORY: 96 SQ. FT. TOTAL = 10%

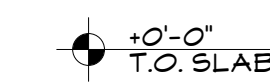
826 SQ. FT.

**BROWN ACCENT BRICK
MANSORY : 90 SQ. FT. TOTAL = 10%**

**STANDING SEAM PRE-FINISHED ARCHITECTURAL
METAL WALL PANELS 24 G. : 111 SQ. FT. TOTAL = 13%**



4 BUILDING ELEVATION "D"
A6.0 SCALE: 1/4" = 1'-0"



2 BUILDING ELEVATION "B"
A6.0 SCALE: 1/4" = 1'-0"

LARGE-SCALE DEVELOPMENT STAFF REPORT



Aurora Clubhouse

6807 Southwest Ambient Street

PC Date: 7/5/2023

Reviewer: Jon Stanley, Senior Planner ASLA, APA

Project Number	LSD23-0026
Applicant / Current Owner	Bates Civil Engineering / Brian Shinall
Site Area	+/- 1.11 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Low-Density Residential (LDR)
Development Type / Use	Single Family Subdivision Club House
Related Project(s)	none

<https://arcg.is/08HvK8>

Location Map



Property Description

This project is located at 6807 Southwest Ambient Street on Lot 229 in the Aurora Subdivision. It is currently zoned PRD, Planned Residential Development with a Future Land Use Classification of Low-Density Residential (LDR). This property is currently undeveloped and was intended for a clubhouse as an amenity within the subdivision when the PRD was originally approved by the Planning Commission.

Project Details

This project is a large-scale development that consists of a single structure that will be utilized as the clubhouse. The proposed structure will be approximately 2,160 square feet. It is also shown to be approximately 26 feet tall at its highest point. While no additional parking is required, the project will provide 23 on-street parking spaces to serve the residents that will frequent the facility.

The proposal provides multiple pedestrian connections to the public sidewalk network. The project also complies with Master Street Plan requirements and will dedicate some additional right-of-way to accommodate the proposed on-street parking. The primary materials are brick and architectural metal panels as was approved with PRD.

Projected Traffic Impact

The proposed development should not constitute an increase in traffic intensity as it should only be utilized by those that already live within the subdivision.

Waivers

There is one waiver associated with this request:

1. A waiver from Article 1400, Landscaping, Screening and Buffering, Section 1400.08 (3)b, Interior Parking Lot Landscaping Required. Code requires that each external parking island shall contain a minimum of one (1) shade tree.

Conclusion

The proposed large-scale development does not meet the minimum requirements of the Land Development Code due to the requested waivers. Significant utility conflicts exist along all three street-sides of this project as these utilities go on to serve the individual homes of the neighborhood. Trees are required to be planted a minimum of 5' from utilities. Given the number of utilities along the street sides of this property and the 5' spacing requirement, it is not feasible for this property to meet the standards for trees in the parking islands. Staff finds the proposed landscaping plan to be representative of the landscaping typical in a single-family neighborhood and recommends approval of the requested waiver and the large scale development.

SW AMBIENT ST

SW ARRAY AVE

SW BRILLIANCE TER

SW STARBURST AVE

SW HARMONY WAY

SCOGGINS RD

Legend

-  Pending Planning Commission Items
-  BENTONVILLE



1 inch = 100 feet

LSD23-0026
LARGE SCALE DEVELOPMENT
AURORA CLUBHOUSE
6807 SW AMBIENT ST





City of Bentonville
Planning Department
305 SW A Street
Bentonville, AR 72712

Project #: LSD23-0026
Request: Large Scale Development
Proj. Name: Aurora Clubhouse

Below is a request for a waiver to deviate from the City of Bentonville's Land Development Code tree planting requirements for the Aurora Clubhouse due to unique constraints on the project.

1. ~~Appendix B Land Development Code / Article 1400 Landscaping, Screening and Buffering / Sec 1400.06 Street Frontage Buffer Landscaping Required~~
 - ~~o Section (3)d. Number of trees required. Shade trees shall be provided at a minimum rate of one (1) shade tree per every twenty (20) linear feet or fraction thereof of street frontage.~~
 - Response: **WITHDRAWN**

2. Appendix B Land Development Code / Article 1400 Landscaping, Screening and Buffering / Sec 1400.08 Interior Parking Lot Landscaping Required
 - o Section (3)b. Number of trees required. External planting islands shall contain a minimum of (1) shade tree.
 - Response: Shade trees are not viable in the external parking islands due to utility conflicts with underground electric, water, and storm on the south side at Scoggins Rd and storm, gas, and sanitary on the north side at Array Ave. The required tree plantings for these locations have been shown interior of the site to meet the same total quantity of trees.

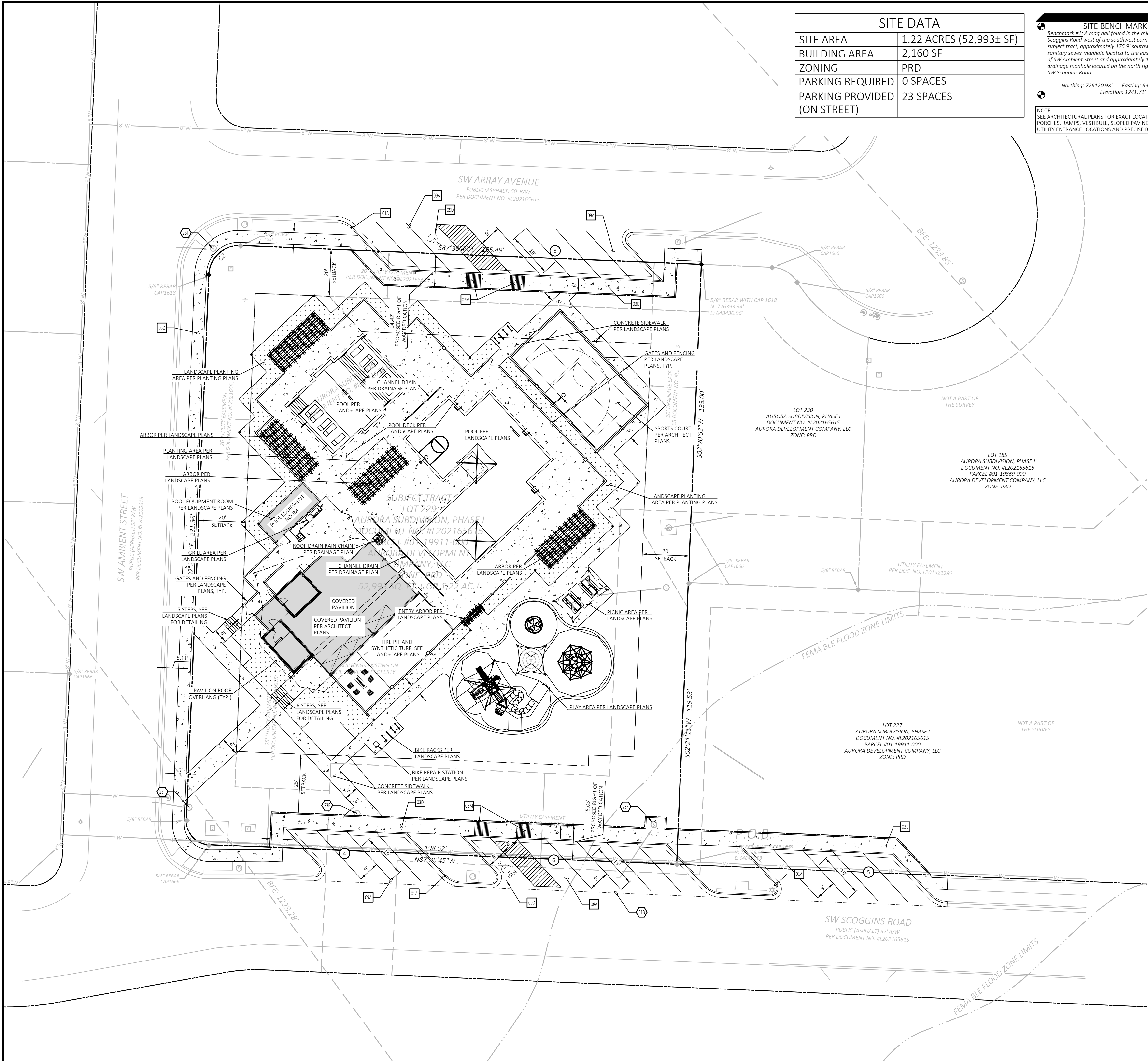
We appreciate your consideration of a waiver for this unique situation. Please let us know if you need anything else.

Sincerely,
PLANNING DESIGN GROUP

Jim Crosby, PLA, ASLA
Principal

DRAWING LOCATION: P:\33000\33129\0\DRAWINGS\DESIGNWORKING\33129-01.DWG - SAVED BY: ATHURBER

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SITE DATA	
SITE AREA	1.22 ACRES (52,993± SF)
BUILDING AREA	2,160 SF
ZONING	PRD
PARKING REQUIRED	0 SPACES
PARKING PROVIDED (ON STREET)	23 SPACES

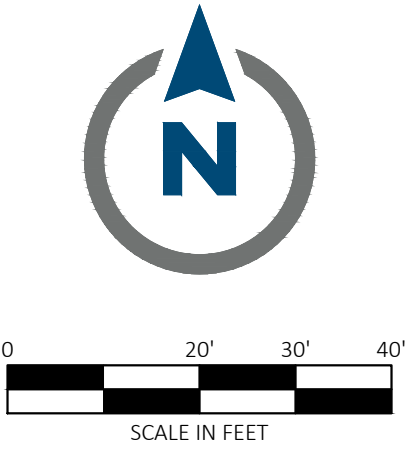
SITE BENCHMARK

Benchmark #1: A mag nail found in the middle of SW Scoggins Road west of the southwest corner of the subject tract, approximately 176.9' southwest of a sanitary sewer manhole located to the east right-of-way of SW Ambient Street and approximately 193.7' west of a drainage manhole located on the north right-of-way of SW Scoggins Road.

Northing: 726120.98' Easting: 648041.91'
Elevation: 1241.71'

NOTE:

SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.



811

Know what's below.
Call before you dig.

EXISTING LEGEND	
	Boundary Line
	Adjoining Boundary Line
	Easement Line
	Right-of-Way Line
	Break Line
	Flood Hazard Line
	Sanitary Sewer Line
	Storm Drainage Pipe
	Benchmark (BM)
	Found Monument (As Noted)
	Sewer Manhole (SMH)
	Water Meter
	Drainage Manhole (DMH)
	Warning Gas Line
	Light Pole Straight
	Light Pole Overhanging
	Electric Riser
	Telephone Riser
	Reinforced Concrete Pipe
	Right-of-Way
	High Density Polyethylene
	Corrugated Plastic Pipe
	Base Flood Elevation

PROPOSED LEGEND	
	PROPERTY LINE/RIGHT OF WAY LINE
	CONCRETE CURB AND GUTTER. SEE DETAIL 01A/01B.
	BUILDING CONTROL POINT
	PROPOSED PARKING SPACES
	LIMITS OF SIDEWALKS AND CONCRETE APRONS (PER ARCHITECT. PLANS)
	CURB INLET

GENERAL SITE NOTES	
A.	ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
B.	ALL CURB RETURN RADII SHALL BE 2' OR 10', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
C.	UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS, ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 01A. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 01B. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 08A OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 09A/09D.
D.	ALL PARKING LOT SIGN BASE SUPPORTS SHALL BE INSTALLED PER DETAIL 12F.
E.	ALL ACCESSIBLE PARKING STALLS SHALL HAVE SIGNAGE INSTALLED PER DETAIL 09S.
F.	PROJECT IS NOT WITHIN AN AIRPORT ZONE.
G.	ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.

SITE NOTES	
23F	ADJUST MANHOLE RIM TO MATCH FINISH GRADE.
51B	LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS	
01A	TYPE A CONCRETE CURB AND GUTTER
03D	CONCRETE SIDEWALK
03M	WHEELCHAIR RAMP IN SIDEWALK
08A	STANDARD DUTY ASPHALT PAVING
09A	45 DEGREE PARKING SPACE STRIPING
09D	45 DEGREE ACCESSIBLE PARKING SPACE STRIPING

CEI

Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

AURORA PARTNERS LLC
AURORA CLUBHOUSE
6807 SW AMBIENT ST.
BENTONVILLE, AR 72712

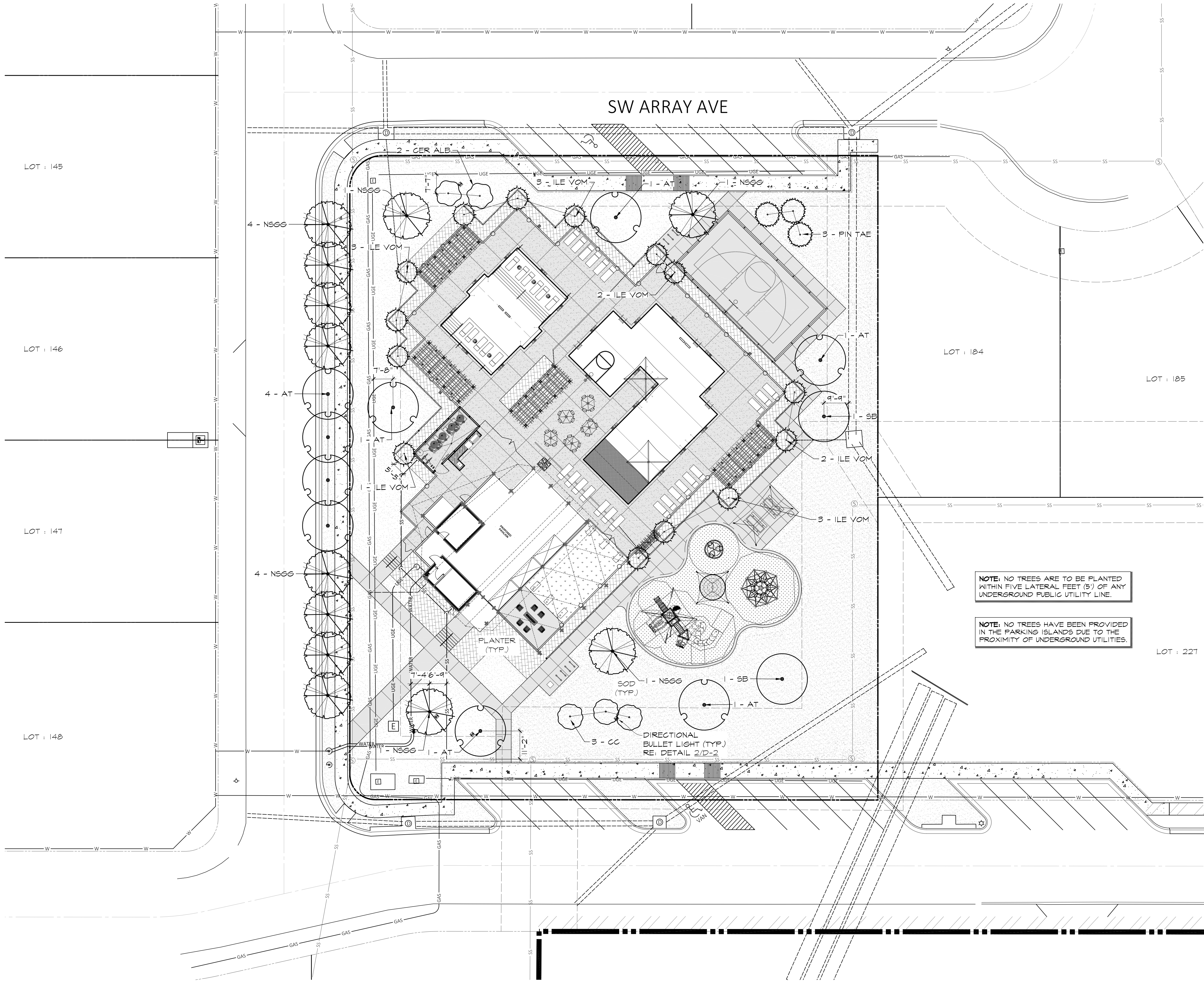


PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	EA
CEI PROJECT NUMBER	33129
DATE	6/7/2023
REVISION	REV-1

SITE PLAN
SHEET TITLE
SHEET NUMBER

C2.0

LSD 23-0026



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	HEIGHT
AT	4	Acer truncatum 'WF-AT'	25" Cal.	B4B	12-15' H.
CC	3	Main Street® Shantung Maple Cercis canadensis 'Oklahoma'	2" Cal.	B4B	6-7' H.
CER ALB	2	Oklahoma Redbud Cercis canadensis 'Alba'	2" Cal.	B4B	6-7' H.
ILE VOM	14	White Eastern Redbud Ilex vomitoria	3-4 Trunk Min.	B4B	10-12' H.
NSGG	12	Multi-trunk Yaupon Holly Nyssa sylvatica 'NSUHH'™	1 1/2" Avg Cal.	B4B	12-15' H.
PIN TAE	3	Green Gable Black Gum Pinus taeda	3" Cal.	B4B	8-10' H.
SB	2	Loblolly Pine Taxodium distichum 'Mickelson'™	45 Cal.	B4B	12-15' H.
		Shawnee Brave Bald Cypress	3" Cal.	B4B	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	CONTAINER
AGRC	41	Abelia x 'Rosea Creek'	3 gal.	24" o.c.	POT
CAKF	152	Rose Creek Abelia Calamagrostis x acutiflora 'Karl Forester'	1 gal.	24" o.c.	POT
CFBZ	346	Karl Forester Grass Carex flacca 'Blue Zinger'	1 gal.	12" o.c.	POT
CMR	88	Blue Zinger Sedge Careopsis x 'Mercury Rising'	1 gal.	18" o.c.	POT
CSD	19	Mercury Rising Coreopsis Cornus stolonifera	5 gal.	48" o.c.	POT
IS	70	Arctic Fire Red Twig Dogwood Ilex glabra 'Shamrock'	3 gal.	30" o.c.	POT
JVT	9	Shamrock Inkberry Holly Juniperus virginiana 'Taylor'	7-8' H.	36" o.c.	B4B
MCPM	62	Taylor Juniper Muhlenbergia capillaris	3 gal.	24" o.c.	POT
RFBS	56	Pink Muhly Grass Rudbeckia fulgida sultivantii 'Goldsturm'	1 gal.	24" o.c.	POT
SHPD	57	Black-eyed Susan Sporobolus heterolepis	1 gal.	18" o.c.	POT
		Prairie Dropseed			
Mulch	324	Cedar Mulch	3 c.f.	1 bag	
Compost	304	Back to Nature	3 c.f.	1 bag	
SBE	313	Pro-Steel Bed Edging	3/4" by 4" I.F.		
Sod	23,830	Bermuda Solid Sod	sq. ft.		

HEIGHT, SPREAD, CAL. CALIPER, O.C. ON CENTER (Approximate), B4B BALLED & BURLAPPED
GAL. GALLON, A. ALTERNATE NUMBER ONE, A.S.H. AT BREAST HEIGHT
THE MATERIAL LIST IS PROVIDED FOR THE CONTRACTOR'S CONVENIENCE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FIGURING ALL QUANTITIES FROM THE PLANTING PLAN AND COVERAGES FOR ALL BED AREAS. WHEN DISCREPANCIES OCCUR BETWEEN THE MATERIAL LIST AND THE PLANTING PLAN, THE PLANTING PLAN SUPERSEDES THE MATERIAL LIST IN ALL CASES. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR ALL PLANTS AND COVERAGE OF BED AREAS ON THE PLANTING PLAN.

PLANTING NOTES

1. BASE IS NOT SURVEYED INFORMATION CONDITIONS WILL VARY ON SITE. CONTRACTOR TO MAKE PLANT MATERIAL ADJUSTMENTS TO MEET SITE CONDITIONS AFTER PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER.
2. OUTLINE ALL PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH BED PREPARATION.
3. STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE FITS.
4. REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
5. STEEL EDGING AT ENTRY SHALL BE 1/8" X 4" STEEL. LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY JOSEPH HYDERSON, INC. TEARS EDGING AROUND RESIDENTIAL UNITS TO BE SHOVEL OFF. SMOOTH FLOWING INDICATED ON PLAN.
6. WITHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILLING THREE INCHES (3") OF COMPOST (BACK TO NATURE SOIL CONDITIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCHES (6").
7. ALL TREES SHALL BE PLANTED AT LEAST 3" FROM BUILT STRUCTURES AND SIDEWALKS. ALL VEGETATION MUST BE PLANTED IN SUCH A MANNER THAT SIGHT DISTANCE TRIANGLES ARE NOT OBSTRUCTED.
8. SPREAD AN EVEN THREE INCHES (3") LAYER OF MULCH OVER THE ENTIRE PLANTING BED AND WITHIN ALL TREE WELLS.
9. ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
10. AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.
11. ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
12. APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTING BEDS.

SODDING NOTES

REFER TO LANDSCAPE MATERIAL LIST FOR SOD TYPE
FINE GRADE LAWN AREAS TO SMOOTH EVEN SURFACE WITH A LOOSE UNIFORM FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
APPLY APPROVED FERTILIZER TO FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
LAY SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
WATER SOD LIGHTLY. WHEN ROLL WITH A WATER FILLED COMMERCIAL LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
ON 5:1 SLOPES OR GREATER SOD SHALL BE INSTALLED PERPENDICULAR TO SLOPE AND SECURED WITH APPROVED WOOD STAKES AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH, INCLUDING DEBRIS FROM REMOVING WEEDS OR ROCKS FROM SODDED AREAS, SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOSE AND/OR SWEEPING.

CITY OF BENTONVILLE LANDSCAPE ORDINANCE

RESIDENTIAL STREET FRONTAGE TREE PLANTING REQUIREMENTS:

1 SHADE TREE PER 20 LF STREET FRONTAGE / 661 LF
1 TREE (SHADE OR ORNAMENTAL) PER 50 LF PERIMETER / 255
TOTAL TREES REQUIRED

= 33 SHADE TREES
= 5 TREES
= 38 TOTAL TREES

TREES PROVIDED:

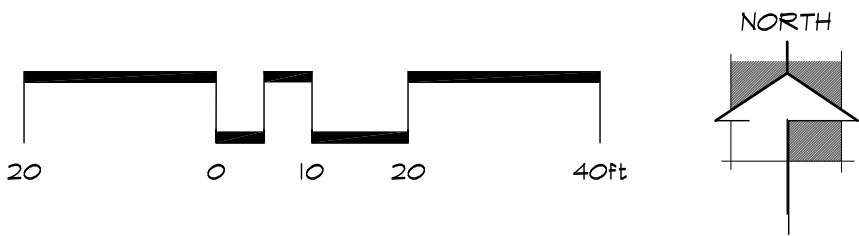
26 SHADE TREES
19 ORNAMENTAL TREES
= 45 TOTAL TREES

SW SCOGGINS RD

LANDSCAPE NOTES

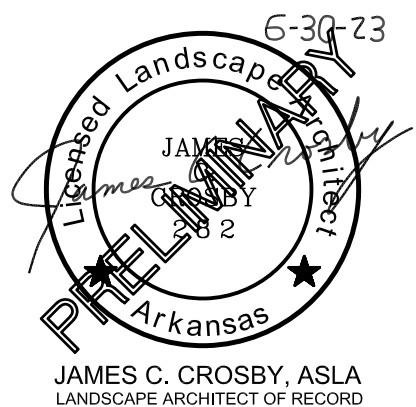
1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED.
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUNDCOVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED.
5. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.

1 AMENITY AREA - TREE PLANTING PLAN
SCALE: 1"=20'-0"



OWNER / DEVELOPER:

LEADERSHIP
PROPERTIES LLC.
7304 S. YALE AVE.
TULSA, OK 74136
(918)-808-6792



PROJECT INFORMATION

PROJECT ADDRESS:

6807 SW AMBIENT ST.
BENTONVILLE, AR 72713

PROJECT NO.	
DATE	04/21/2022
DRAWN BY	CHECKED BY
AK	CC

AURORA AMENITIES
BENTONVILLE, AR

ISSUE/ REVISIONS

6/30/23	LARGE SCALE DEVELOPMENT / REV-2

AMENITY AREA
TREE PLANTING
PLAN

SW SCOGGINS RD
BENTONVILLE , AR 72712



Verdant Studio
216 West Birch Street Suite 101 Rogers
Arkansas 72756
Phone: (479) 202-8631
E-mail: abby@verdant-studio.com
Contact: Abby Critselous

Structural Engineer:
Pinnacle Design Consultants
Phone: 417.501.8820
E-mail: hamme@pinnacledc.com
Contact: Ron Hamme, PE

MEP Engineer:
Forward Engineers
Phone: 479.282.1028
E-mail: Mark.Mizell@FwdEngineers.com
E-mail: Kevin.Jensen@FwdEngineers.com
Contact:
Mark Mizell (Mechanical)
Kevin Jensen (Electrical)

JULIE VAUGHT & BOB DAVID
8600 W PLEASANT GROVE RD.
BENTONVILLE, AR 72712

julie@LeadershipProperties.com
bob@LeadershipProperties.com
479-841-9436 | 918-808-6792

[illegible]

PROJECT NO: ACP-22-004

DRAWN BY: AC

CHECKED BY: CM

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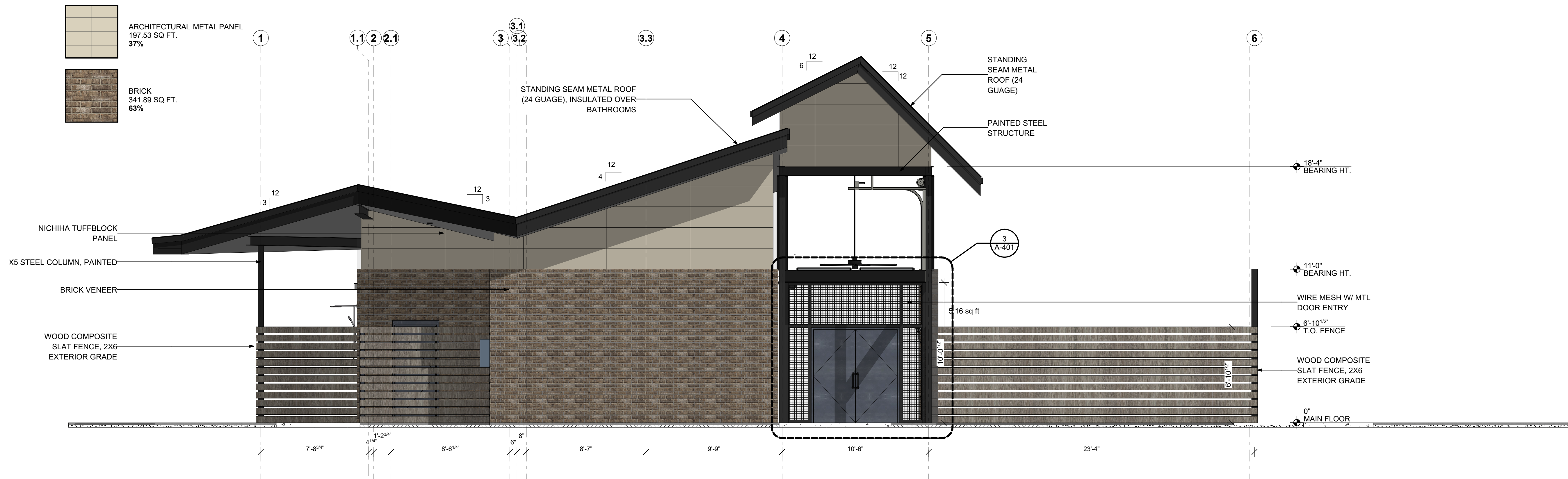
The General Contractor is responsible for confirming and correlating dimensions at the job site. Drawings are not to be scaled. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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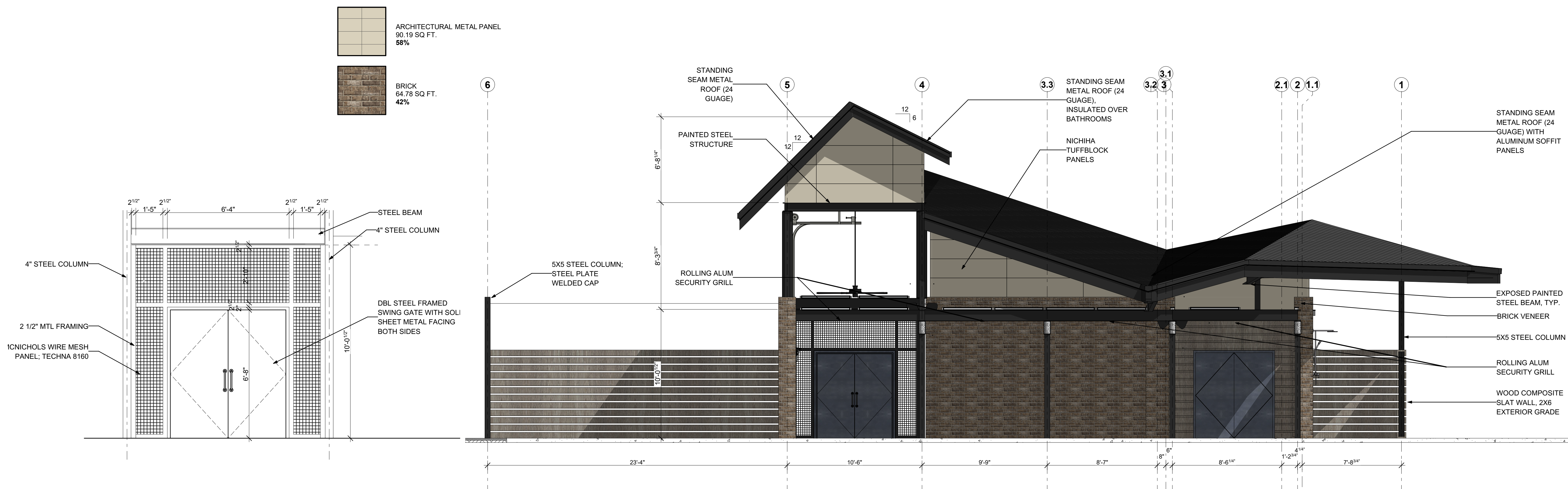


ELEVATIONS

A-401



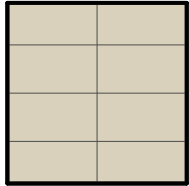
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



③ ENLARGED ELEVATION - ENTRANCE
SCALE: 3/8" = 1'-0"

② REAR ELEVATION
SCALE: 1/4" = 1'-0"

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- 

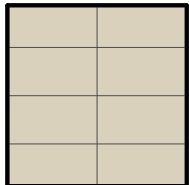
ARCHITECTURAL METAL PANEL
64.82 SQ. FT.
31%
- 

BRICK
270.32 SQ. FT.
69%



2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"

- 

ARCHITECTURAL METAL PANEL
158.7 SQ. FT.
35%
- 

BRICK
305.53 SQ. FT.
66%



1 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



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AURORA PAVILION

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479-841-9436 | 918-808-6792

MARK	DATE	DESCRIPTION
01	2/10/2023	PRICING DOCUMENTS

PROJECT NO: ACP-22-004

DRAWN BY: AC

CHECKED BY: CM

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ELEVATIONS

A-402

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① PERSPECTIVE #1
SCALE: 3/4" = 1'-0"



③ PERSPECTIVE #3
SCALE: 3/4" = 1'-0"



② PERSPECTIVE #2
SCALE: 3/4" = 1'-0"



④ PERSPECTIVE #4
SCALE: 3/4" = 1'-0"



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3D VIEWS

A-403



Community Development Block Grant (CDBG)

2023-2027 Consolidated Plan

2023 Annual Action Plan

Prepared by the City of Bentonville

Submitted to:

United States Department of Housing and Urban Development
Little Rock Field Office

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes for four formula grant programs: Community Development Block Grants (CDBG), Home Investment Partnerships (HOME), Emergency Solutions Grants (ESG) and Housing Opportunities for Persons with AIDS (HOPWA). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the *Consolidated Plan for Housing and Community Development*.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlements the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the Bentonville Planning Department, hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing these citizen participation requirements, those that accompany the Consolidated Plan and HUD programs, as well as those that complement the planning processes already at work in the city.

The 2023-2027 Consolidated Plan for Housing and Community Development for the City of Bentonville, Arkansas is the comprehensive five-year planning document identifying the needs and respective resource investments in satisfying the City's housing, homeless, non-homeless special populations, community development and economic development needs.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of Bentonville Planning are to provide decent housing, a suitable living environment and expanded economic opportunities for the city's low- and moderate-income residents. Bentonville Planning strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities that will serve the economically disadvantaged residents of the city. By addressing need and creating opportunity at the individual and neighborhood levels, Bentonville Planning hopes to improve the quality of life for all residents of the city. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through de-concentration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making mortgage financing available for low- and moderate-income persons at reasonable rates; providing access to credit for development activities that promote long-term economic and social viability of the community; and empowering low-income persons to achieve self-sufficiency to reduce generational poverty in federally-assisted and public housing.

These objectives are:

Decent Housing - Assisting homeless persons obtain affordable housing; assisting persons at risk of becoming homeless; retention of affordable housing stock; increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families; particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability; increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS to live in dignity and independence); and providing affordable housing that is accessible to job opportunities. The City will continue to improve the infrastructure in CDBG target neighborhoods determined to contain a significant population of low to moderate income households. In the past the City has used some of their CDBG funding to do infrastructure improvements, add sidewalks along City streets, rebuild sidewalks, and improve water, sewer, and drainage to City street standards in target low- income neighborhoods. The City will also assist public service agencies who serve the City's youth, seniors, special needs persons, veterans, persons and families in crisis and disabled persons who are deemed low to moderate-income. These services include transportation assistance programs, and child- care assistance to enable parents to continue working as well as other services requested that meet a very specific need of the low income. The City will also look to improve public facilities that will address the needs of the homeless, disabled, elderly, children, or low income citizens.

Expanding Economic Opportunities - availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices; access to capital and credit for development activities that promote the long-term economic and social viability of the community; generational poverty in federally assisted housing and public housing. The three outcomes for these objectives are availability/accessibility, affordability, and sustainability.

3. Evaluation of past performance

The City of Bentonville's last Five-Year Consolidated Plan was 2011-2015, completed in 2010. However, city administration opted to remove the city from the CDBG Entitlement Program effective January 1,

2016. The City now working to re-enter the program. Previous activities implemented have met or exceeded the goals established in the last Consolidated Plan. These activities have been very successful. Funds were spent in a timely manner. Activities completed in the most recent participating year are as follows:

In previous participating years, the City of Bentonville used \$7,000 in CDBG funds to remove and replace 500-linear feet of existing 4-foot-wide deteriorating asphalt sidewalk with concrete along the west side of SE J Street between SE 10th and SE 12th Streets.

On June 16, 2015, the city entered into an agreement with Crafton, Tull & Associates, Inc. to provide engineering services including surveying, design, bidding and negotiation, and construction administration. On June 21, 2016, Bentonville City Council approved an amendment to this project, increasing the funding for this project by \$30,000 to City of Bentonville, Arkansas Community Development Block Grant 3 2017 CAPER \$138,168 to fully fund design and partially fund project construction. On October 13, 2016, the city entered into an agreement with Diamond C Construction to make the drainage improvements. A total of \$138,1368 in CDBG funds were used to fully fund design and partially fund construction of the SE 10th Street Drainage Project. The project consisted of hiring an engineering firm to redesign the storm drain system and a construction firm to complete the project under SE 10th Street between SE C and SE J Streets. The improvements now prevent flooding in a once prone area.

4. Summary of citizen participation process and consultation process

The City uses many individuals and agencies in the development of the Consolidated Plan, as well as the Annual Action Plan. Resident participation starts at the development of the plan. We take all input we receive to help us analyze and measure to determine housing, facility, and service needs with an emphasis on low-moderate income, elderly, disabled, and homelessness. We look at resources in the City to meet these needs as well as gaps that might not be met by other resources. A Public Hearing is held where the public is invited to offer comments and identify housing and community needs. The public is notified of this Public Hearing by a display ad placed in the local newspaper and social media posts. The City encourages the residents of Bentonville to provide input into the Consolidated and Annual Action Plans by attending the Public Hearings or sending in their comments.

Once the Plans are completed, another Public Hearing along with a notice will be published advising these Plans are ready for review. The final Plans will consider and/or implement concerns and suggestions from residents, public agencies, and other interested parties. Beginning with the first program year, 2023-2024, final review and stamp of approval to the Consolidated Plan and Annual Action Plans will be made by the Mayor of Bentonville and the Bentonville City Council.

Every five years the City submits their Affirmatively Furthering Fair Housing Report. That process involves surveys, stakeholder meetings, focus groups, meeting with our low-income citizens, our disabled and our residents in public housing. Public Hearings will be held along with a comment period to get input on housing needs, access to housing and services, as well as challenges facing our City and Region.

The public will also be given an opportunity to review the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER contains a summary of accomplishments and evaluation of progress made during the year. All Public Hearings and meetings will be held in buildings that have access for persons with disabilities. The Hearings will be scheduled with providing working individuals and families a greater opportunity to attend in mind. Technical assistance will also be provided to those requesting assistance in developing a proposal under the Consolidated or Action Plan submission. Resident participation process is also involved in the submission of the Consolidated Plan, Annual Action Plan, CAPER, and AFFH Report.

5. Summary of public comments

No comments were received during the pre-planning resident participation section of the Consolidated Plan or the resident participation section of the final plan review held 30 days prior to submission to Department of Housing and Urban Development.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments not accepted.

7. Summary

The goal of the City of Bentonville in using their Community Development Block Grant funding is to improve the quality of life for low to moderate-income families, seniors, persons with special needs by investing in public facilities and infrastructure improvements, funding public services that stabilize and enhance living conditions, and provide affordable home ownership opportunities.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CITY OF BENTONVILLE	Bentonville Planning
CDBG Administrator	Christopher Hyatt	Bentonville Planning

Table 1 – Responsible Agencies

Narrative

The Consolidated Plan is prepared by the CDBG Administrator. The CDBG Administrator reports to the City's Planning Director. The CDBG Administrator is also responsible for administering the programs covered in the Consolidated Plan. This includes the development, implementation, monitoring and activities reporting. The CDBG Administrator uses City Staff, residents, community and neighborhood organizations, and non-profits for their insight and expertise on housing, service, and facility projects. The Planning Director and his staff evaluate all CDBG infrastructure projects. The CDBG Administrator also conducts meetings and public hearings to encourage public comments and to receive resident views to establish priorities. The following agencies were invited to a public input meeting to discuss and help prepare the 2023-2027 Consolidated Plan: Boys and Girls Club, Habitat for Humanity of Benton County, Community Development Corporation, For the Love Food Truck, Helen R. Walton Children's Enrichment Center, St. Stephens, and Northwest Arkansas Continuum of Care.

Consolidated Plan Public Contact Information

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Stephanie Orman, Mayor, 479-271-5966, sorman@bentonvillear.com

Shelli Kerr, Planning Comprehensive Manager, 479-271-3122, skerr@bentonvillear.com

Tyler Overstreet, Planning Director, 479-271-3122, toverstreet@bentonvillear.com

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

The City of Bentonville's consultation process is an on-going year-round effort. The CDBG Administrator meets with government officials, those who deal with housing, service areas, and with nonprofits that are active in this area. During this development period, the City was able to get resident input through surveys, public hearings, and stakeholder meetings. These organizations consisted of representatives of non-profits, fair housing providers, community-based organizations, service providers, educational institutions, and a range of government agencies. Working with data provided by HUD, locally developed, and resident input we will be able to identify goals and strategies and use this information in the development of the Consolidated and Annual Action Plans.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City encourages all residents, especially minorities, persons with disabilities, residents of public and assisted housing developments, residents living in slum and blighted areas, residents in predominately low-to-moderate income neighborhoods, agencies that provide assisted housing, health and social services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and homeless persons) to participate in the development of this Plan. These agencies are asked to provide data on current and future needs in housing and services. Public Hearings were held. The City is also a member of the Northwest Arkansas Continuum of Care which is made up of housing providers and service and government agencies.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Bentonville is re-establishing its relationship with the Northwest Arkansas Continuum of Care. The NWA Continuum of Care coordinates community resources to build a collaborative system that addresses core issues of homelessness and poverty. Their mission is coordinating a community response to end homelessness in Northwest Arkansas. The coalition consists of homeless housing and shelter providers, consumers, advocates, government representatives and stakeholders working together to address the homeless situation in Northwest Arkansas. The Continuum of Care is governed by a board and committees and works to implement practices to meet the needs of our area's homeless and to make sure that no person discharged from an institution becomes homeless. We will work to coordinate needs by addressing capacity, occupancy, future housing needs, support services needed, chronic homelessness, numbers turned away from shelters/services, and the number of homeless on waiting lists for housing/services.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City receives no ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for
Boys and Girls Club	Programs for children.	Services for school age children and families	Attended public meeting, responded to survey; and submitted a proposal as a potential subrecipient.
Habitat for Humanity of Benton County	Housing rehabilitation	Housing rehabilitation Public Services	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
Community Development Corporation	Housing	Public Services	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
For the Love	Food provider	Public Services	Attended public meeting and responded to survey.
Helen R. Walton Children's Enrichment Center	Child Care provider	Services for school age children and families	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
St. Stephens	Religious Institution	Public Services	Attended public meeting and responded to survey.
Northwest Arkansas Continuum of Care	Homeless	Homelessness Strategy Homeless Needs	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Bentonville did not have any agencies that reached out not be consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Bentonville Community Plan	Bentonville Planning Department	The Bentonville Community Plan is the official comprehensive plan for the City of Bentonville. It is intended to serve as a roadmap for the community as it evolves, grows and changes over time. The plan serves to identify key areas of focus, define a vision for future growth and development, and provide guidance for city actions and investments over the next 10 to 20 years. The City's Strategic Plan also serves to define a vision for the future that benefits all income levels.
Master Street Plan	Bentonville Engineering and Transportation Departments	The City's Master Street Plan works to establish a plan that provides appropriate transportation infrastructure to support the needs of the community as a whole.
Continuum of Care	Northwest Arkansas Continuum of Care	The City of Bentonville is working to re-establish its relationship as a member of the Northwest Arkansas Continuum of Care. A continuum that has established a system to prevent and eradicate homelessness in this region. Their number one priority is keeping people housed. The City's Strategic Plan also has these goals.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City Staff and Bentonville elected officials are all involved in the planning of the City's Consolidated Plan and provide a key role in the formulation of the projects and integrating the City's goals and objectives into the program development. We also ensure that all residents have an opportunity to provide input

into the planning and participation of the City's Five-Year Consolidated Plan, as well as the annual Action Plans. The City continues to coordinate with the Department of Housing and Urban Development's Little Rock Field Office to build relationships and ensure proper compliance with the program. The City of Bentonville is establishing a partnership with the City of Springdale for guidance with building our program and associated Consolidated and Action Plans.

Narrative (optional):

Coordination will be key in the future for The City of Bentonville. The CDBG Administrator will continue to build relationships within the community and with its partners to help gather more input for future Consolidated and Action Plans. Doing so will ensure that as we build our program, a broad range of low-to-moderate individual/community needs will be met.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Bentonville was responsible for the development of its Citizen Participation Plan. The city utilized this plan to provide a framework of policies and procedures to guide Bentonville's efforts to encourage citizen participation in the CDBG process. It is a primary goal of the City to provide for and encourage participation in all phases of the development of the Consolidated Plan by low- and moderate-income persons and any organizations that assist with those individual persons or families. The Bentonville Planning Department took several steps for citizen outreach and public input: a survey of city residents and stakeholders, and a public input meeting. Additional public review activities were also conducted following development of the draft Consolidated Plan for public review. In keeping with the Citizen Participation Plan, the public was provided significant opportunities to provide input to the initial development of the Consolidated Plan and to its data and needs assessments. For feedback from the community, the City elected to use a survey instrument for collecting resident input on needs associated with the Consolidated Plan. The survey comprised a series of questions, in which the respondent was asked to rank the desirability of the particular housing or community development need. The levels of the ranking were listed as "no need," "low need," "medium need" or "high need." Topics included community services, community facilities, infrastructure, neighborhood services, the needs of special populations, housing and economic development needs. Selected questions were then posed under each topic area. The survey was distributed via an e-mail containing a link to a Web-based survey. Additionally, flyers were posted around public spaces and social media posts were made that included a link and QR code to access the survey. The survey generated 98 responses.

The City is aware that increased outreach efforts enhance public input to the planning, development, performance, implementation and modification of the Consolidated Plan. This process also allows the City to receive requests each year and to more adequately address the needs of the Community. The City holds a minimum of two public hearings each year. These public hearings provide an opportunity for all residents to communicate their views and needs to the City. The first Public Hearing was held March 6, 2023 at City Hall to solicit input into the City's 2023-2027 Consolidated Plan and the 2023 Annual Action Plan. At this public hearing, residents were able to see past accomplishments with our CDBG funding and to talk about future needs of our community. Public Hearing notices were published in the Arkansas Democrat Gazette. The second Public Hearing was held on July 7, 2023 to review the final 2023-2027 Consolidated Plan and the final 2023 Annual Action Plan. A 30-day comment period is provided prior to submitting the Consolidated and Annual Action Plan.

The proposed 2023-2027 Consolidated Plan was posted on the City's website and was available at four other locations within the City of Bentonville City Hall, Bentonville Public Library, Downtown Activity Center and the Bentonville Community Center. All public comments received are included in the Consolidated Plan. The City of Bentonville did an online survey for residents and service providers in March 2023. This survey allowed the City to identify needs and rate our performance of meeting those needs. The CDBG Administrator was available to assist anyone in completing the surveys. The online survey was available from March 15, 2023 to March 31, 2023 and generated 99 responses. The 2023-2027 Consolidated Plan was developed using data obtained from surveys and public hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	All citizens of Bentonville	No responses or comments, prompting no response from the City of Bentonville	No comments received	N/A	

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	All citizens of Bentonville Local organizations within Bentonville/Benton County	A public meeting was held on March 6, 2023. The purpose of this meeting was to discuss the City's plan for re-entry into the CDBG program, past performance of previous years in the program, and discussion of community needs that are being seen by those who attended.	19 individuals in attendance. Items discussed were needs for housing support, income support, public facilities and infrastructure improvements, social services, utility costs, and public transit.	No comments not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	All citizens of Bentonville Local organizations within Bentonville/Benton County	An internet survey was distributed via email, social media, and flyers with a link to the survey were displayed in City Hall, the Bentonville Public Library, Downtown Activity Center, and Bentonville Community Center.	98 survey responses received. No additional comments were received outside of the responses to the specific survey questions. Survey results ranked our needs in the following order: 1. Infrastructure 2. Public Facilities 3. Housing and Economic Development 4. Human Services 5. Other	No comments not accepted.	https://forms.gle/pJypKQJrY8owMJsF8

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Bentonville takes multiple steps in identifying and assigning priority needs within our community. HUD provides tools to identify low/mod income persons based on census tract data. Neighborhoods are then targeted for public improvements located in eligible census tracts and block groups where the highest percentages of low/mod residents are located. Statistically, these areas define a concentration of residents in need of both programs and services. The CDBG administrator works closely with organizations that provide services to the low/mod income persons. Through these organizations, the city can identify service needs of special population groups. Through both public comments, via the Citizen Participation Plan, and a needs assessment survey distributed to city residents, the city also received valuable insight into community needs.

According to 2021 census estimates, 7.1% of the population of Bentonville live at or below the poverty level. As the following tables will show, those below 50% of Medium Family Income are more likely to be renters and renters are more likely to have a cost burden or housing problem. Households with at least one severe housing problem come out to 11%, however 75% of those are renters.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Listed below are demographic and household tables. Because these figures have already been supplied by HUD and cannot be changed, we have decided to update this information to a more current set of numbers. Median household income continues to grow in Bentonville. 2021 ACS data currently estimates median household income at \$89,653. Median household income for Benton County was \$78,691 in 2021, up from \$62,600 in 2016. Households at the lowest income levels and renter households are most affected by housing problems. In 2020 the population estimate for Bentonville was 54,164 or a 53% increase from 2010. There were 21,385 households for a 25% increase from 2017.

Demographics	2010 Census	2020 Census	% Change
Population	35,301	54,164	53.4%
Households	13,253	20,476	54.5%
Median Household Income	\$51,305	\$89,653*	74.7%

Decennial Census, *2017-2021 ACS

Table 5 - Housing Needs Assessment Demographics

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	1,090	1,060	2,035	1,175	10,580
Small Family Households *					
Large Family Households *					
Household contains at least one person 62-74 years of age					
Household contains at least one person age 75 or older					
Households with one or more children 6 years old or younger *					

Table 6 - Total Households Table

Data 2013-2017 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing – Lacking complete plumbing or kitchen facilities										
Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)										
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)										
Housing cost burden greater than 50% of income (and none of the above problems)										
Housing cost burden greater than 30% of income (and none of the above problems)										
Zero/negative Income (and none of the above problems)										

Table 7 – Housing Problems Table

Data 2013-2017 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	750	630	475	40	1,895	135	220	320	105	780
Having none of four housing problems	75	85	720	530	1,410	55	125	525	500	1,250
Household has negative income, but none of the other housing problems										

Table 8 – Housing Problems 2

Data 2013-2017 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 9 – Cost Burden > 30%

Data 2013-2017 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related								
Large Related								
Elderly								
Other								
Total need by income								

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households										
Multiple, unrelated family households										
Other, non-family households										
Total need by income										

Table 11 – Crowding Information – 1/2

Data 2013-2017 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to the 2013-2017 ACS, there are 15,936 households in Bentonville with 3,282 being single person households, 20.6% of all households. Of those, nearly 30% are age 65 years and over. The most significant housing issue facing single householders is cost burden. The median monthly housing cost for renters is \$883 and \$1,475 for owners.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to the 2013-2017 ACS, the number of persons with a disability is 3,191. Nearly 40% of those are age 65 year and over.

What are the most common housing problems?

Housing cost burden is the most prevalent problem facing Bentonville residents. As income decreases, the percentage that own homes decreases, with 40% of households being below 100% of the median family income. Of our residents with a cost burden over 50%, 73% of those are renters. Similarly, those with a cost burden over 30%, roughly 62% are renters. Affordable housing is one of the Bentonville's biggest needs.

Are any populations/household types more affected than others by these problems?

Renters tend to be more affected by these problems than homeowners. The largest percent of renters are households below 50% median family income. And, nearly 70% of households with at least one housing problem are rents. And, while only 11% of households have several housing problems, those predominately fall on renters, consisting of 75% of all the households with severe problems.

Furthermore, lower income households are more likely to have a housing problem. Nearly all renter households with incomes between 30-50% MFI have at least one housing problem (94%). Similarly, over half of the owner-occupied households with incomes between 30-50% median family income have a housing problem.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The number one characteristic of low-income individuals and families with children are an imminent risk of being homeless is lack of income. Unemployment and underemployment can be related to their lack of education, obtaining a decent paying job or just not be employable for whatever the reason to include losing their job. Many suffer with substance abuse, mental health issues, and chronic medical problems. Another characteristic that affects children is separation and/or divorce. During the Northwest Arkansas

Point-in-Time Count, most of those contacted said they needed housing, work, benefits, and mental health, drug/alcohol, medical treatments, and transportation. The biggest need of formerly housing families and individuals is additional permanent affordable housing with support services and jobs. The Northwest Arkansas Continuum of Care is committed to making homelessness rare for all populations and providing permanent housing as soon as possible.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The profile of the population at risk of homelessness is based on the Northwest Arkansas Point-in-Time Count done in 2022. Data collection occurred in various locations in Benton and Washington Counties. A master list was developed of shelters and facilities serving homeless persons in Northwest Arkansas. These facilities ranged from emergency shelters to transitional facilities, domestic violence shelters, and special needs facilities for homeless persons. Shelters and facilities provided advanced updated information including contact persons, telephone numbers, email addresses, physical addresses, and an inventory of services provided. Street homeless were found primarily in areas noted as places where homeless had been seen. The local police departments were a big help in making this information available. Experienced interviewers (social workers) were chosen as teen captains. The remaining volunteers included service providers and community residents. All volunteers were trained prior to the homeless count. The event was heavily advertised and places where homeless come for foods and help were manned by volunteers in hopes of talking to most of our homeless population. Several quality control procedures were in place to eliminate duplicate responses. The Point-in-Time Count was not broken down by cities. Numbers provided do not just reflect the City of Bentonville or Benton County. We do know that 38% of the homeless population in Benton County were in emergency shelters, five percent in transitional shelters, and 18% were unsheltered.

Breakdown by race was Caucasian 78% with 9% of that being Hispanic, Black/African American were at 12%; multiple races made up five percent, American Indian/American Native/Indigenous made-up three percent, and Asian and Pacific Islanders were both at one percent. There were 49 chronic homeless and 30 of the homeless were veterans.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Household income and housing costs are a definite link to increased risk of homelessness.

Discussion

As stated earlier, housing cost burden is the most significant housing need facing low-to-moderate-income owners and renters. The elderly, disabled and households with children also experience a higher cost burden. The City will prioritize our projects in the 2023-2027 Consolidated Plan, as well as the 2023-2027 Annual Action Plans, to do whatever we can to meet our most urgent housing and community development needs. Maintaining and improving the existing affordable housing stock is also a priority for the City of Bentonville.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. In this section we will look at whether racial or ethnic groups are disproportionately impacted by housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	815	95	105
White	640	80	29
Black / African American	0	10	30
Asian	0	0	30
American Indian, Alaska Native	0	4	0
Pacific Islander	100	0	0
Hispanic	40	0	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	850	435	0
White	705	415	0
Black / African American	25	0	0
Asian	4	20	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	70	0	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	734	1,090	0
White	655	885	0
Black / African American	40	0	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	24	185	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	115	1,080	0
White	110	845	0
Black / African American	0	95	0
Asian	0	75	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	4	45	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The tables above show the number of households with and without housing problems and each racial or ethnic group at the different area median income (AMI) levels. Of the 1,015 households earning 0-30% of AMI, 76% report one or more housing problems. The greatest ethnic group with problems is White with 78% followed by Pacific Islander with 12%. Of the 1,285 households earning 30-50% of AMI, 64% report one or more housing problems. Again the greatest ethnic group with reported problems is White at 83% followed by Hispanic at 8%. Of the 1,824 households earning 50-80% of AMI, 40% reported one or more housing problems. Whites make up 89% followed by Black/African American households at 5%. Of the households earning 80-100% of AMI, 10% reported one or more housing problems. Whites make up 96% followed by Hispanics at 4%.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines "disproportionately greater need" as existing when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole. Charts below show the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	230	105
White	510	210	29
Black / African American	0	10	30
Asian	0	0	30
American Indian, Alaska Native	0	4	0
Pacific Islander	100	0	0
Hispanic	40	0	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	330	955	0
White	250	870	0
Black / African American	0	25	0
Asian	4	20	0
American Indian, Alaska Native	15	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	0	0	0
Hispanic	30	40	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	105	1,709	0
White	90	1,450	0
Black / African American	0	40	0
Asian	0	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	20	189	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	50	1,145	0
White	50	900	0
Black / African American	0	95	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	0	75	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	49	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2013-2017 CHAS

Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The above tables show the number of households with severe housing problems at various levels of AMI. Of the

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to HUD, disproportionately greater need exists when the members of a racial or ethnic group experience housing cost burden at a greater rate (10 percentage points or more) than the population as a whole. Cost burden is the highest housing problem in Bentonville. More affordable housing is needed, as well as, additional older homes undergoing energy rehabs to help with utility costs that can incur costs as high as rent or house payments.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	10,330	1,769	1,140	105
White	8,235	1,585	905	29
Black / African American	400	65	0	30
Asian	845	0	4	30
American Indian, Alaska Native	110	10	15	0
Pacific Islander	0	0	100	0
Hispanic	454	88	60	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion:

The table shows the number of households with and without housing cost burden as well as number of households with no or negative income by race or ethnicity. Households spending 30%-50% of their income are considered moderately cost burdened. Those over 50% are considered severely cost burdened. Disproportionate impact among households with no or negative income is also considered. According to 2013-2017 CHAS estimates, there were 1,769 households that spent 30-50% of their income on housing related costs. There is one census tracts with a percent of owner-occupied housing units below 20%, Tract 205.03.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The data does not indicate that there is a racial or ethnic group that has a disproportionately great need. Of the white population, 6% have a housing cost burden over 30%. For the Asian and Black populations, that percentage is lower. Approximately 4% of the black population has a cost burden over 30% and the cost burden for the Asian population is negligible.

If they have needs not identified above, what are those needs?

Additional needs have not been identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Bentonville does not have a significant concentration of racial or ethnic groups geographically.

NA-35 Public Housing – 91.205(b)

Introduction

The needs of public housing residents are the same needs of the population. They need access to employment opportunities along with transportation to reach those employment opportunities. They also need education opportunities as well as homes that accommodate disabilities for our public housing disabled residents. However, Bentonville does not have public housing in the city limits.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	434	0	434	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	0	10,893	0	10,893	0	0	
Average length of stay	0	0	0	4	0	4	0	0	
Average Household size	0	0	0	2	0	2	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	127	0	127	0	0
# of Disabled Families	0	0	0	159	0	159	0	0
# of Families requesting accessibility features	0	0	0	434	0	434	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	402	0	402	0	0	0
Black/African American	0	0	0	20	0	20	0	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	9	0	9	0	0	0
Pacific Islander	0	0	0	2	0	2	0	0	0

Consolidated Plan

BENTONVILLE

34

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	18	0	18	0	0	0
Not Hispanic	0	0	0	416	0	416	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Bentonville does not oversee public housing. At the time of researching to complete the Consolidated Plan, we were unable to find data on waiting lists for accessible units. We are currently working with our local organizations to obtain this information for future use.

The biggest needs of public housing tenants and applicants are available units and accessibility. They also need access to quality education as this will influence their children's future health, career progression and economic potential. While significant percentages of public housing residents and voucher holders are elderly persons or persons with disabilities who are out of the workforce, there is still a need for jobs and training opportunities for workable adults. Removing barriers to employment through childcare, education, skills training and creating jobs within commuting distances of public housing could provide opportunities for public housing residents. The City of Bentonville only has one low cost of public transportation and that is Ozark Regional Transportation; however, their service level to public housing residents is not always available. Ozark Regional's On-Demand Service requires a smart phone. Many of those in public housing cannot afford to pay the cost for a smart phone and apps needed to use the On-Demand Service.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate need would be more available housing for individuals and families. It should be noted that the Siloam Springs Housing Authority is 30 miles from the City of Bentonville, which could make it difficult for the Housing Authority to remain aware of the needs and accessibility to the residents of Bentonville. Residents in Bentonville also have a transportation cost trying to get from Bentonville to Siloam Springs. There is no direct bus route. The demand for affordable housing in Bentonville continues to outweigh the supply.

How do these needs compare to the housing needs of the population at large

Relative to the population at large, the need for access to improved education, job opportunities and transportation options is assumed to be a much higher for public housing residents than for the population at large due to the effects of poverty and lack of affordable housing in many of our neighborhoods.

Discussion

To be eligible for low-income housing, an applicant must meet the income criteria. Selections are based on the date the application was received and the availability of a unit appropriate for the applicant's household size. The City of Bentonville needs more housing for the low-to-moderate-income.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

A Point-In-Time count was done in March 2022. In that study, 343 people were experiencing homelessness in the Northwest Arkansas region. Because the count breakdown is done regionally, we don't have the breakdown for Bentonville. With that said, the numbers for the breakdown will be based on the region which includes Benton County, Washington County, and Carroll County. Of the 343 reported, 123 were female, 216 were male, and 4 were transgender. A breakdown of race showed 266 Caucasian, 42 African-American, 32 Hispanic, and 35 were classified as other ethnic groups. The count also broke down our homeless by veterans. A total of 30 veterans were included in that number with 28 being male and 2 being female. Emergency shelters housed 20 veterans, while 1 was in transitional housing, and 9 were unsheltered.

Homeless definition according to the McKinney-Vento Act is different from HUD's definition. The schools in Northwest Arkansas count children as homeless if they are in shared housing due to economic hardship, migratory children, nighttime residence was a place not meant for human habitation, emergency shelters, or transitional housing. During the Point-In-Time count, we were able to get a count from the schools based on their definition of homeless, and that number was 2,268. A breakdown of that number is as follows: 104 children sheltered, 1,788 children doubled-up, 97 children unaccompanied, 257 children in hotels, and 22 children unsheltered.

The breakdown below will be based on numbers for Northwest Arkansas as we did not get a complete breakdown for the City of Bentonville. We will not have numbers for each of the blanks as those were not available. We will work with the Point-In-Time group to get a count reflecting a better breakdown for Bentonville with the next releases.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	239	27
Black or African American	41	1
Asian	4	0
American Indian or Alaska Native	9	1
Pacific Islander	2	1
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	31	2
Not Hispanic	208	26

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Although Northwest Arkansas has several shelters for men, women, and children, we still do not have enough to house our homeless population. At the time of the 2022 Point-in-Time Count, there were 41 people not sheltered. Of the adults interviewed for the Point in Time Count, serious mental illnesses, substance use disorders, domestic violence victims, and those with physical disabilities were encountered. Many of these were receiving help and making strides to overcome, but without available housing to place them, their time in shelters get longer and longer and it becomes harder for them to get in a position to rid themselves of homelessness. It was discovered through these interviews that even if housing is found, many don't have transportation to get them to and from a job or even get their children to and from school. The Northwest Arkansas Continuum of Care is working diligently to not only provide housing assistance for our homeless families, individuals and veterans, but to provide services needed to help these folks back on their feet and out of the homeless count.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The largest racial and ethnic group consisted of Whites, which made up 78%. Black/African American accounted for 12%, Hispanic accounted for 9%, with Asian, Pacific Islander, AI/AN/Indigenous and multiple races accounting for 1%, 1%, 3%, and 5% respectively.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

There were more individuals in emergency shelters and unsheltered than transitional housing. The data shows we have a need to get our homeless out of shelters and off the homeless roles. We also understand that there are still individuals that did not get counted in the 2022 Point-In-Time-Count.

Discussion:

The City of Bentonville will work to re-establish its relationship as a member of the Northwest Arkansas Continuum of Care and work to end homelessness in the community. Through reaching out to our local organizations, plans are in place that are improving the transition for individuals to get them the services needed.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

As already discussed, cost burden is the most significant barrier to affordable housing. Our special needs populations to include persons with mental health challenges, intellectual disabilities, the elderly and persons with HIV/AIDs have additional challenges that require a range of supportive services to enable them to live in affordable housing.

Describe the characteristics of special needs populations in your community:

Elderly. HUD provides a definition of “elderly” as persons age 62 or older. The U.S. National Center for Health Statistics (NCHS) notes that a number of older citizens have limitations caused by chronic conditions that constrain Activities of Daily Living (ADLs). ADLs are divided into three levels, from basic to advanced. Basic ADLs involve personal care and include tasks such as eating, bathing, dressing, using the toilet, and getting in or out of bed or a chair. Intermediate, or instrumental, Activities of Daily Living (IADLs) are tasks necessary for independent functioning in the community. These include cooking, cleaning, laundry, shopping, using the telephone, using or accessing transportation, taking medicines, and managing money. Social, recreational and occupational activities that greatly affect the individual's quality of life are Advanced Activities of Daily Living (AADL). Playing bridge, bowling, doing crafts, or volunteering for one's church are examples of advanced ADLs. “Frail elderly” is defined as persons who are unable to perform three or more activities of daily living. In Bentonville, the total population over the age of 65 is 3,431, approximately 8% of the total population.

Persons with Disabilities. According to HUD, physical or mental disabilities include “hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS related complex, and mental retardation that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks and caring for oneself.” HUD defers to Section 102 of the Developmental Disabilities Assistance and Bill of Rights Act of 2000 for the definition of developmental disability: “a severe, chronic disability of an individual that is attributable to a mental or physical impairment or combination of mental and physical impairments.”

Many disabled persons require support services in order to maintain healthy lifestyles. The services that are required often depend on the individual and the type of disability. For example, a mentally disabled person may require medication assistance, weekly counseling sessions or job placement assistance. Specialized transport services and physical therapy sessions are services that might be required for a physically disabled person.

In Bentonville, 34.7% of the population over age 65 have a disability, with a total of 910 persons over age 65 with a disability. This is 40% of all the people with a disability, which is 3,191. Just 2.3% of children under age 18 have a disability. (Source: 2021 ACS)

People with Alcohol or Drug Addictions. According to the National Coalition for the Homeless, “for those . . . just one step away from homelessness, the onset or exacerbation of an addictive disorder may provide just the catalyst to plunge them into residential instability.” For persons suffering from addictions to drugs and alcohol, housing is complicated. Persons who have stable housing are much better able to treat their addictions. However, obtaining stable housing while suffering from addiction can be quite difficult, and the frustrations caused by a lack of housing options may only exacerbate addictions.

What are the housing and supportive service needs of these populations and how are these needs determined?

According to HUD, special needs populations are “not homeless but require supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify.” Because individuals in these groups face unique housing challenges and are vulnerable to becoming homeless, a variety of support services are needed in order for them to achieve and maintain a suitable and stable living environment. Each of these special needs populations will be discussed in terms of their size and characteristics, services and housing currently provided, and services and housing still needed.

Elderly. The Older Americans Act of 1965 has been the main instrument for delivering social services to senior citizens in the U.S. This Act established the federal Administration on Aging (AoA) and related state agencies to specifically address the many needs of the elderly U.S. population. Despite limited resources and funding, the mission of the Older Americans Act is broad: “to help older people maintain maximum independence in their homes and communities and to promote a continuum of care for the vulnerable elderly.”^{[11](#)}

In Arkansas, the Department of Human Services (DHS) provides comprehensive services to the elderly population. The following is a list of six programs designed to address the varied needs of older persons in the state.

- *The Ombudsman Program* advocates the rights of long-term care residents. The state run program addresses complaints from nursing home and residential care facility residents.
- *Adult Protective Services* functions to protect those who are endangered and unable to comprehend their danger. The service has a 24-hour hotline to report abuse, neglect and exploitation of those 18 and over who cannot protect themselves.
- *Assisted Living* is a Medicaid home and community-based waiver program that provides 24-hour supervision and supportive services. Applicants must demonstrate financial need to be eligible for the program.
- *ElderChoices* provides in-homes services to people 65 and over. This program is for individuals seeking to prevent or delay institutionalism by developing, strengthening or restoring the clients function in his or her living situation. Services range from adult day care and health care, to meal deliveries and cleaning services.

- *IndependentChoices* allows Medicaid clients to exchange agency services for a monthly cash allowance to be spent on personal care needs. The allowance can be used to hire a personal care assistant or purchase goods and services related to personal care.
- *Alternatives* serves people between the ages of 18 and 64 who require intermediate nursing home care. Clients who meet financial need criteria are provided with attendant care and environment modification services.

DHS also provides a service directory for the aging which offers information on a large variety of services including adult day care, foster care, case management, chore services, legal assistance, home repair, and socialization.

While a number of different housing and service programs exist to aid elderly populations in Bentonville, as noted above, as the Baby Boomer generation grows older the needs of this population are expected to multiply substantially and, in turn, require increased funding. The priority need of the elderly population, and especially the frail elderly population, is assisted or long-term care housing and services. The Baby Boomer generation, in particular, is more likely to want to remain independent and physically and mentally active. Thus, there is a need for a greater focus on in-home care or expanded home health services for elderly persons who are essentially independent but may benefit from meal services or housekeeping assistance as well as for families who do provide home care but still may require additional medical or financial assistance. Because most elderly persons are on a fixed budget and the costs of these services increase as people live longer and longer, the burden of cost may lie heavily on state-funded programs.

Persons with Disabilities. In Arkansas, the Department of Human Services (DHS) provides many services for persons with disabilities. The following highlights a few of the programs listed on the DHS service directory.

- *Alternative Community Services* provides waivers for Medicaid patients for an array of services in their home and community including support services, modifications to the home and specialized medical support.
- *The Early Childhood Program* assists children ages three to six years with a diagnosis of developmental disability or developmental delay. The program creates a multi-disciplinary plan of action for rehabilitation.
- *Integrated Supports* strives to keep people with disabilities in their communities and out of institutions by offering a variety of services to adults and children, based on their individual needs.
- *State Operated Residential Services* has multiple locations throughout the state. They provide many services including residential, medical, occupational, physical and speech therapies, and community development and outreach services.

Additionally, many organizations in Arkansas exist to advocate and aid those with disabilities. The Arkansas Disability Rights Center made a list 2010 priority issues including community integration, institutions, housing, juvenile justice, abuse, education, employment, voting access, ADA access, public policy, and restraint, seclusion, and corporal punishment in schools.

The Arkansas Disability Coalition (ADC) focuses on children with disabilities. Families with disabled children can use the ADC to learn about their child's rights and receive help networking and forming support group in their communities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The size of the population with HIV/AIDS in Bentonville is unclear with limited data available.

Discussion:

As described above, the City of Bentonville special needs households require diverse supportive services to gain access to affordable opportunities that might be available to them. The City will work with agencies that provide services to non-homeless special needs people. We will work to support agencies to enhance programs for special needs adults and children. We help keep our elderly and disabled in their homes. We will continue to support opportunities for accessible infrastructure and/or facility improvements to meet ADA requirements.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Community serving public facilities such as libraries, health centers, parks and fire and police stations provide vitally needed services to improve the health, safety and well-being of Bentonville residents. The City of Bentonville recognizes these public facilities are an asset to our city and that they strengthen and improve neighborhoods. The city uses their capital investments and leverage of public and private resources to keep these facilities in a good state of repair while ensuring that these facilities are provided for all our residents.

How were these needs determined?

The city determines its needs for public facilities and improvements based largely on the planning processes, facility assessments, and master plans. Needs are also determined through public input.

Describe the jurisdiction's need for Public Improvements:

Bentonville is developing rapidly and at such a pace that there are areas where the infrastructure is older and needs to be repaired and improved or no longer serving the needs of the number of residents that now inhabit the area. The city regularly evaluates areas to determine our most critical needs. The city will work to upgrade our low-to-moderate-income areas through street, sidewalk, and drainage improvements.

How were these needs determined?

The city determines its needs for public facilities and improvements based largely on the planning processes, facility assessments, and master plans. Needs are also determined through public input. Our public input survey and public meetings helped determine infrastructure needs for our area, which we will work to apply in census tracts and block groups where the highest percentages of low-to-moderate income residents live.

Describe the jurisdiction's need for Public Services:

The City of Bentonville has a need for a wide range of public services. Some of these needs are early childhood and youth educational programs, mental and physical health resources, services for elderly, disabled, homeless, housing counseling, public transportation, as well as many more not listed. The City will make every effort to make these services available to all our residents and has previously spent some of our Community Development Block Grant funds on these services. We plan to continue supporting these needs using Community Development Block Grant funding for low-to-moderate-income families.

How were these needs determined?

Data gathered through research and public outreach helped inform the city what public services are needed. Online surveys were available to the public. Community stakeholder meetings were conducted with our non-profits, working professionals, and City department heads, as well as other entities. Needs were also determined by surveys conducted by Bentonville Planning. The needs for public services gathered from this process were used in preparing the 2023-2027 Consolidated Plan.

Housing Market Analysis

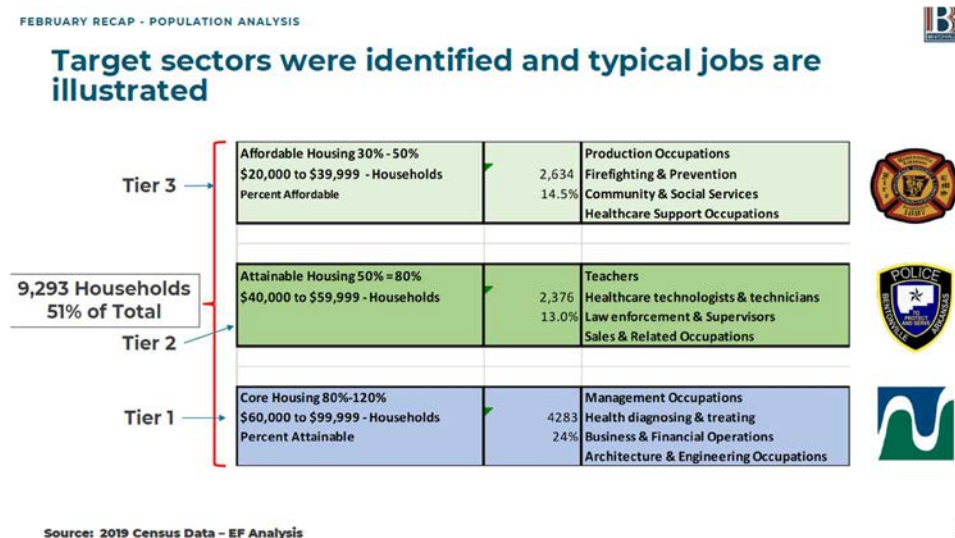
MA-05 Overview

Housing Market Analysis Overview:

In 2022, the City of Bentonville organized an Affordable Housing Work Group. The group identified three target markets, gathered data, identified barriers to affordable housing, and developed recommendations. Below is a summary of their findings.

The housing crisis is decades old, stemming from the region's explosive growth that began in the 1990s. But more recent developments—such as the impact of the COVID-19 pandemic on the local economy, interest rates being raised repeatedly by the Federal Reserve to curb inflation, and major employers like Walmart and Tyson Foods recruiting ever more new employees to the region or relocating existing ones to their home offices—have elevated the problem to historic heights. Recent analyses show that Fayetteville, AR (and, by extension, the rest of the region) is the most competitive small rental market in the United States and that home prices in Northwest Arkansas are climbing faster than anywhere else in the country.

Bentonville defined three tiers for the affordable housing discussion as follows:



According to the findings of the Bentonville Affordable Housing Work Group in early 2023, the construction of single-family homes is not keeping pace with city growth. Single-family construction, for example, has been relatively flat over the last seven years, even though the population has seen dramatic increases. The reasonable priced homes that are built, are not being accessed by our target three sectors. While more and more multifamily units are being constructed, they are prices above what our two lower target sectors can attain. Pressure is mounting financially on our two lower target sectors causing out-migration of our workforce, as they seek affordable housing elsewhere.

Multi-family and single-family housing is in critically short supply for the target population, due to shared issues:

- i. Construction of these units, especially for the lower two income tiers, has stagnated over the last decade.
 - ii. The units being built at affordable price points for the target population are often rented or purchased for occupation or as investment properties by families with higher annual incomes.
 - iii. As a result, the target population must either rent or purchase (though the latter is less feasible) housing in the city that is unaffordable (greater than 30% of their income) or they must leave Bentonville.
- b. The overall development cycle time—from concept to completion—can be more than three years, which can jeopardize millions of dollars of funding for affordable developments that are participating in federal programs that have strict timelines for completion and habitation, such as the Low-Income Housing Tax Credit (LIHTC).

Without innovative solutions, roughly two thirds of the target income bands will only be able to afford multi-family rental units, which is borne out by the current occupation rates. The higher third should be able to afford single-family home purchases if developers offer the right products and the right processes are in place.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Based on the most recent ACS (2018-2021), there are 21,385 housing units in Bentonville. 68.9% of all units are single family homes. The next largest property type is multifamily units with nearly 17% of all housing types. Small scale multifamily (2-4 units) makes up only 8.1% of the housing types. The tenure is divided nearly equally between owner and renter occupied. Total number of owner-occupied units is 9,968 (50.9%) and renter occupied is 9,605 (49.1%). (Source: 2017-2021 ACS).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,432	62.8%
1-unit, attached structure	1,311	6.1%
2-4 units	1,725	8.1%
5-19 units	3,607	16.9%
20 or more units	1,176	5.5%
Mobile Home, boat, RV, van, etc	134	0.6%
Total	21,385	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Source: 2018-2021 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	No Data			
1 bedroom				
2 bedrooms				
3 or more bedrooms				No Data

Table 27 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are 47 affordable housing units provided by the Community Development Corporation.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The only potential loss for affordable housing inventory could be due to a significant increase in existing affordable housing being purchased for investment purposes, primarily for use as short-term rentals. In Bentonville, particularly in the downtown area, there are approximately 500-700 units listed on short term rental websites. However, we do not have access to data that makes a correlation between the those listed and their affordability. The City of Bentonville does not have any Section 8 contracts or housing.

Does the availability of housing units meet the needs of the population?

Between 2018 and 2022, an average of 1,595 housing units have been completed each year, with more multifamily unit being developed each year than single family each year, except 2021. While the number of units appears to be keeping pace with the growth, the cost for those homes is increasingly significantly. The average value of a single-family homes in 2022 was \$412,786, up 43% from 2018 when it was \$289,317. With the increasing values and costs, the available units may not meet the needs of lower incomes.

Describe the need for specific types of housing:

A greater variety of housing type is needed. Single Family and Multifamily are the predominant housing types. The city is working to revise zoning regulations to better accommodate what is considered “missing middle” housing, such as triplex, fourplex and six plex.

Discussion

One of the best means of addressing affordable housing is to provide adequate supply of housing with a variety of housing types at various price points. The city feels that one area that they can focus on is making it easier to build that “missing middle” as well as improve the review time to get more housing on the market quicker.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Cost of Housing

Table 28 – Cost of Housing

Rent Paid	Number	%
Less than \$500	176	1.9%
\$500-999	3,880	41.4%
\$1,000-1,499	3,829	41.6%
\$1,500-1,999	985	10.5%
\$2,000 or more	430	4.6%

Table 29 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI		No Data
50% HAMFI		
80% HAMFI		
100% HAMFI	No Data	

Table 30 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$720	\$764	\$930	\$1,322	\$1,582
High HOME Rent	\$720	\$764	\$930	\$1,322	\$1,582
Low HOME Rent	\$720	\$764	\$930	\$1,151	\$1,285

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

Affordable housing in Bentonville, at all income levels, is not adequately available. According to a study completed by the NWA Council in 2020, they found the following:

0–30% AMI: 27 affordable and available units for every 100 extremely low-income households

0–50% AMI: 62 affordable and available units for every 100 very low-income households

0–80% AMI: 92 affordable and available units for every 100 low-income households

0–120% AMI: 104 affordable and available units for every 100 moderate-income households

How is affordability of housing likely to change considering changes to home values and/or rents?

Affordability of housing may become more challenging if the recent trend of increasing rents and housing continue. The median rent between 2011 and 2016 increased 14% and the median for-sale price increased 16%. (Source: Bentonville Housing Summary).

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Median rent in Bentonville is \$1,055 (2018-2021 ACS). The Fair Market Rent for the 2023 Fayetteville – Springdale-Rogers MSA for a two-bedroom is \$930, suggesting that Bentonville’s median rent is significantly higher than the rest of the area, at approximately 13%.

(https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2023_code/2023summary.odn)

Discussion

With over a quarter of the rental units costing the households more than 30% of their income, rental assistance would likely be a benefit to these households.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

U. S. Department of Urban and Housing Development (HUD) defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities, 3) more than one person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Bentonville with one or more of these conditions, and therefore substandard.

The majority of the houses in Bentonville were built between 2000 and 2021; however, the City does have 2,685 houses built prior to 1980 (12.5%). Some of the homes have lead paint that has not been remediated in accordance with national lead-based regulations leading to children exposed to lead that can cause developmental delays, learning and behavioral difficulties, as well as physical ailments. Low-income individuals and families often reside in the older units with higher maintenance needs as well as un-remediated lead-based paint.

There are a small number of units that could be eligible for home repairs, considering 47 units (less than 1% of all units) lack complete plumbing facilities. Similarly, 123 (less than 1%) lack complete kitchen facilities. We did not have access to data by tenure.

Definitions

The City of Bentonville has building codes for ventilation, plumbing, mechanical, electrical, and fire protection systems. The code also provides for structural conditions of a dwelling such as foundations, exterior walls, roof, interior walls and ceilings, floors, windows, doors, and stairs. The City also has occupancy limits for structures.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	990		2,095	
With two selected Conditions				
With three selected Conditions				
With four selected Conditions				
No selected Conditions				
Total				

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	No Data			
1980-1999				
1950-1979				
Before 1950				
Total				No Data

Table 33 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	3,069			
Housing units built before 1980 with children present				

Table 34 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			1,812
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

Since nearly 13% of the housing units in Bentonville were built prior to 1980, there are likely homes that may require rehabilitation. However, the trend has been that these older homes are purchased and torn down to build new homes. Indicating that they are not necessarily owned by low-to-moderate income families.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Since nearly 13% of the housing units in Bentonville were built prior to 1980, there are likely homes that could have lead-based-paint hazards. Data was not available to determine whether or not these units are

occupied by low-to-moderate income families. Primarily, because these older homes would be located downtown where homeowners are rehabbing or tearing down and rebuilding on their own.

Discussion

Based on the estimated number of older housing units, but lack of data to determine those that are owned or rented by LMI, the need for housing rehabilitation is limited.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				493			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing facilities in the city limits of Bentonville. The City does not have current plans of seeking public housing within the Jurisdiction. Although, the City will distribute CDBG assistance to those organizations that serve the needs of the extremely low- income, low-income, and moderate- income families residing in the jurisdiction. This includes the Housing Authority, which provides Section 8 tenant vouchers and other organizations.

A Community Development Corporation (CDC) is located within Bentonville. The CDC focuses on the HOME program and has developed, owns and manages over 200 units which focus on senior housing within the area. The CDC was formed in 1991 by the Bentonville / Bella Vista Chamber of Commerce. The City and the CDC are two separate entities, although the City fully supports the CDC and accommodates the organization.

The Community Development Corporation (CDC) in Bentonville provides affordable housing (non-senior) in Bentonville with rents trending below market rate and they accept Section 8 vouchers. There are three properties that provide permanent housing with 47 units: Briarwood, 816 A Street Apartments, Meadowglade.

Briarwood includes 24 one and two-bedroom apartments furnished with major appliances and central heat/air. Income qualification is required. Residents only pay for electricity. The deposit equals one month's rent.

The 816 A Street Apartments includes 9, one, two and three bedroom unites that come fully furnished with all major appliances central heat/air, a full-size washer /dryer, and a covered front porch. Income qualification is required, and residents pay all utilities. The deposit is equal to one month's rent.

Meadowglade Townhomes have 14 three-bedroom units, all furnished with most appliances, central heat/air, porches, and well-maintained grounds. Residents pay all utilities. The deposit is equal to one month's rent.

Havenwood, also operated by the CDC, is a two-year program designed to help single mothers overcome the barriers in their lives that lead to homelessness while providing transitional housing for them and their children in a supportive environment so they may become economically self-sufficient and transition into permanent housing.

The City will support the management and operation of all organizations that address the revitalization and restoration needs of low- to moderate-income housing. Collectively, all organizations will offer support and guidance and will work together to improve the living environment of extremely low-income, low-income, and moderate-income families residing in Bentonville.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The CDC is responsible for maintaining these facilities and provide the necessary maintenance to upkeep the physical condition of their properties.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

N/A

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

N/A

Discussion:

N/A

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to HUD, a national focus on homeless rights during the Reagan administration helped to form much of the way homeless needs are addressed today. It was during the early 1980s that the administration determined that the needs of the homeless were best handled on a state or local level rather than a national level. In 1983, a federal task force was created to aid local and regional agencies in their attempts to resolve homeless needs, and in 1986, the Urgent Relief for the Homeless Act was introduced, which chiefly established basic emergency supplies for homeless persons such as food, healthcare and shelter. The act was later renamed the McKinney-Vento Act, after the death of one of its chief legislative sponsors, and was signed into law in 1987.

HUD defines the term “homeless” according to the McKinney-Vento Act, which states that a person is considered homeless if he/she lacks a fixed, regular and adequate night-time residence. A person is also considered homeless if he/she has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations,
- An institution that provides a temporary residence for individuals intended to be institutionalized,
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.^{[\[1\]](#)}

Therefore, homelessness can be defined as the absence of a safe, decent, stable place to live. A person who has no such place to live stays wherever he or she can find space—an emergency shelter, an abandoned building, a car, an alley or any other such place not meant for human habitation.

Homeless sub-populations tend to include those with substance abuse and dependency issues, those with serious mental illness, persons living with HIV/AIDS, women and other victims of domestic violence, emancipated youth, and veterans.

Reversing declines in personal incomes, reducing the lack of affordable housing for precariously housed families and individuals who may be only a paycheck or two away from eviction, increasing and promoting help available from welfare agencies are all significant policy challenges today. It takes only one additional personal setback to precipitate a crisis that would cause homelessness for those at risk. Deinstitutionalization of patients from psychiatric hospitals without adequate community clinic and affordable housing support only propagates more people in search of affordable housing. Personal vulnerabilities also have increased, with more people facing substance abuse problems, diminished job prospects because of poor education or health difficulties while lacking medical coverage.

Satisfying the needs of the homeless population therefore represents both a significant public policy challenge and a complex problem due to the range of physical, emotional and mental service needs required to sustain residence in permanent housing.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

A network of public and private agencies in Northwest Arkansas provides a variety of services to the homeless ranging from prevention and outreach to comprehensive supportive services. Homelessness represents a complex personal and social problem that requires multiple resources to eventually gain permanent housing. Planning and effective continuum of care means engagement of a wide spectrum of local agencies. Along with agencies providing homeless services the following mainstream agencies are engaged in planning and implementation: Northwest Arkansas Continuum of Care, Benton County Public Health Department, local health care providers, local police departments, employment service providers, local employers, local substance abuse programs, Veteran's Affairs, Mayor's Office, Community Development Block Grant (CDBG) Office, other local government officials, local welfare departments, housing authorities, neighborhood and community associations, as well as non-profit agencies.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Many of the outreach components listed above assist the individuals with accessing mainstream mental health and chemical dependence services. They provide emergency assistance for those teetering on the brink of homelessness. These emergency services include food, rent, mortgage, and utility assistance as well as case management, mentoring, and landlord/lender intervention. These organizations also provide housing and/or a range of services for those assessed through screening and/or referral as having a specific problem that could result in homelessness.

Helping homeless persons find emergency housing, safe havens, transitional housing, rapid rehousing, and permanent supportive housing is a priority as all of these not only provide housing facilities, but supportive services. For our homeless living on the street, there are day programs and soup kitchens for our homeless to go during daytime hours.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Bentonville is in a region that has several agencies that provide housing or supportive services to our special need populations. These agencies include Open Avenues, Sunshine School and Development Center, Souls Harbor, Saving Grace, Northwest Arkansas Women's Shelter as well as numerous other agencies that provide services to the elderly, disabled, persons dealing with addictions, HIV/AIDS, mental and physical health organization and agencies dealing with domestic or dating violence, sexual assault, and stalking.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Adults over the age of 65 make up 8% of the City's total population. Elderly persons need various types and levels of affordable, supportive housing opportunities. Several factors impact the senior population when making housing and/or supportive service choices. Among these are the ability to function independently with supportive services, level of care and comprehensive medical and living support required, limited ability to pay for required housing choice and supportive services, and limited availability of affordable supportive housing opportunities. Seniors tend to fall in between income eligibility guidelines for state and federal assistance programs. Many of our seniors live alone leading to a greater reliance on care systems.

An estimated 7.5% of our population in Bentonville lives with one or more disabilities. Those rates tend to move upward for our low-income residents.

There is a growing need for safe and affordable residential care for high risk/need persons with mental illness. Additional housing options for individuals with chemical dependency remain a need in the community. Access to safe, decent, affordable housing for individuals and families is important in assisting individuals to remain in recovery. There are various levels of residential services available on a limited basis for individuals with chemical dependency; however, finding one that is both safe and affordable is not as easy.

The projected needs of the HIV/AIDS population include increased supportive services and the need for adequate, accessible, affordable, safe housing for families living with someone infected with AIDS or who has been diagnosed as HIV positive.

Domestic violence survivors need health care, services, and housing supports to help them repair their lives.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Adult care facilities are housing options for individuals who cannot live independently or semi-independently. Residential programs are available for those with chemical dependency, homelessness, HIV/AIDS. Programs available provide safe havens and high-quality care and hope for the future to children who have been abandoned, abused, or neglected. There are programs to end family violence by empowering victims to survive and then promote healthy relationships. Programs exist to help people with disabilities achieve the skills and confidence they need to live as independently as possible. Emergency shelters, mental health services, physical health services, alcohol and drug recovery programs, and various other programs help provide the necessities of life--food, clothing, and shelter.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Bentonville will continue to have annual goals to provide decent housing by continuing to provide funding for organizations and programs that benefit low-to-moderate-income individuals and families. The City will also provide funding for supportive services by helping with the cost of low-income children to attend an early childhood education facility for children with developmental disabilities. This will provide these children with an extensive kindergarten transition program that eases these children and their families into the public schools. Occupational, speech and physical therapists along with trained nurses are also available to these children so they not only have an opportunity to thrive and develop in their future academic years, but also get the therapy they need and help them overcome their disabilities. The City will also provide funding for after school and summer care for children where the cost of childcare would be a huge financial burden on their parent and/or parents. These children will receive a safe, developmentally place to stay while their parents are at work. These children are nurtured and given opportunities that they might not receive without this abuse. Their parents will maintain their employment or similar or better employment because they don't have the burden of childcare and leaving their children home along. The City will also provide funding for opportunities that reduce transportation cost burdens for the low-to-moderate-income population. Greatly improving the mobility of income-eligible residents in Bentonville. The City will also help in providing supportive agencies with funding to be more energy efficient and reduce their utility costs.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Bentonville will continue to work with agencies to assist in however we can help to provide housing and supportive services to our special need residents.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Using the expertise of Affordable Housing Workgroup members, City staff, developers, and the public, six major barriers that prevent affordable housing to be built were identified:

Total development cycle time. A rich analysis of the current development and approval cycle times was provided by City staff to the workgroup. When shared with developers for feedback, the Pre-Approval Conference and the Pre-Construction periods were identified as the two biggest pain points, leading to a complete cycle time of around four years for both single-family and multi-family units (Fig. 14). Some developers have risked losing millions of federal dollars due to not being able to finish within the federally mandated time period of two years. Other developers simply choose not to bring projects to Bentonville at all. Many of the issues point to jointly looking at a redesign of the development cycle with staff, the planning commission, and local developers to reduce the cycle time.

Figure 14: Average Development Cycle Time (Bentonville Planning Department)

	"Phase 0"	Phase 1		Phase 2	Phase 3	Phase 4	Phase 5		Phase 6 (SF only)	Years
	Finance / RE Contract / Zoning	Concept	Site Engineering	Pre-App Conference	Planning App/ Approval	Pre-Construction	Construction	Site Final	Final Plat Approval/File	Home Construction
Current Days										
Single Family	60	90	120	60	60	251	325		125	245
Multi-Family	60	90	120	90	60	203	365		125	0

Zoning limitations. Many zoning options that have been enacted in other cities are currently not available in Bentonville. These additive zoning options would allow for the creation of “Missing Middle” housing, which allows for higher density, single-family owned and occupied options (Fig. 15). These zoning options will be important for the City-managed process of affordable housing developments, but they can also be used for other developments.

Furthermore, while the number of units allowed per acre ostensibly provides a developer a great deal of density (e.g. R4 allows for 52 units/acre), the actual number of units that can go on a piece of land is much lower due City restrictions and requirements (e.g. in reality, R4 is actually closer to 20 units/acre). These factors include parking requirements, right of way and easement dedications, height limits, and more.

Regulatory infrastructure, permit costs, and fees. Impact fees and permit fees, combined with limited cost sharing by the City all add costs to development projects. Fair market rate projects already face significant hurdles in this area, but adding these costs to projects that are attempting to be affordable only pass these costs on to the potential buyers. Affordable developments are currently being assessed under the same guidelines as fair market rate projects, which de-incentivizes the creation of the former.

Land costs. Affordable developments are less likely to be pursued due to the higher initial investment developers must make on simply acquiring land. This is due, in part, to the limited number of financing options available to developers.

Lack of access to affordable options. As discussed above, many affluent households are renting or purchasing housing below their means (i.e. significantly less than 30% of income, including utilities). This

trend squeezes out workforce households in the three targeted income tiers, who have to choose between becoming rent/mortgage burdened by choosing housing above their means or leaving the City to find more affordable housing elsewhere.

Participation in government programs. A significant amount of federal housing subsidies (e.g. Community Development Block Grants) that could be used to address some of the financial hurdles mentioned above have not been used for many years since Bentonville stopped participating in the program in 2016. There is also a lack of education for developers on the existence of this funding and the ways in which to access it.

A few key themes emerged from the discussion that were prioritized when developing solutions:

1. Solutions to these barriers should be bundled together so that they are dealt with comprehensively, rather than through a piecemeal approach.
2. A tiered system of incentives and barrier removal should be put in place that aligns with the tiered income bands of the target population.
3. Affordable price points, duration of those price points, and renter/buyer eligibility should all be codified in some way to ensure that the people who most need affordable housing are able to take advantage of it.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	80		0.3%		
Arts, Entertainment, Accommodations	1929		7.2%		
Construction	1104		4.1%		
Education and Health Care Services	4002		14.9%		
Finance, Insurance, and Real Estate	1266		4.7%		
Information	302		1.1%		
Manufacturing	2266		8.4%		
Other Services	1035		3.8%		
Professional, Scientific, Management Services	4112		15.3%		
Public Administration	477		1.8%		
Retail Trade	8406		31.3%		
Transportation & Warehousing	1305		4.9%		
Wholesale Trade	614		2.3%		
Grand Total	26898				

Table 39 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Source: 2017-2021 ACS

Labor Force

Total Population in the Civilian Labor Force - 27,843
Civilian Employed Population 16 years and over – 27,793
Unemployment Rate – 3.2%
Unemployment Rate for Ages 16-24
Unemployment Rate for Ages 25-65

Table 40 - Labor Force

Data Source: 2013-2017 ACS

Occupations by Sector	Number of People
Management, business and financial	13,970
Farming, fisheries and forestry occupations	
Service	2,783
Sales and office	6,257
Construction, extraction, maintenance and repair	1,314
Production, transportation and material moving	2,574

Table 41 – Occupations by Sector

Data Source: 2013-2017 ACS

Source: 2017-2021 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,669	85%
30-59 Minutes	3,138	14%
60 or More Minutes	392	1%
Total	23,199	100%

Table 42 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	No Data		
High school graduate (includes equivalency)			
Some college or Associate's degree			
Bachelor's degree or higher			No Data

Table 43 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	451				
9th to 12th grade, no diploma					
High school graduate, GED, or alternative	1,239	9,271	8,914	9,759	3,957
Some college, no degree	1,171				
Associate's degree					
Bachelor's degree		5,265	5,544	4,830	1,436
Graduate or professional degree					

Table 44 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,750
High school graduate (includes equivalency)	31,100
Some college or Associate's degree	40,133
Bachelor's degree	68,109
Graduate or professional degree	76,982

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Retail trade (31.3%) is the major employment sector with Bentonville being the location of the Walmart Home Office. The next major sector is professional, scientific and management services at 15%.

Describe the workforce and infrastructure needs of the business community:

The necessary skills for good performance in entry level jobs are an ongoing struggle for employers. We are seeing more coordination between our educational institutes and skill training institutes in preparing this type of worker to support businesses. The rest of the workforce meets the needs of the community, however, like every place in America, some sectors in Bentonville are still struggling to keep employees in place for longer periods of time.

Bentonville is in good shape with their infrastructure needs in most of the City. There are some areas where infrastructure is still needed and are addressed in the City's Master Plan. The finances for the City are in great shape and these funds have been used and will continue to be used to get the infrastructure in place. The City's downtown area has experienced a rapid revitalization and tremendous growth with new businesses moving in over the last decade. What areas are still in need of infrastructure updates will be address in the years ahead.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Walmart is building a new campus. Exact numbers of those being employed there are unclear, yet this will have a significant impact on our need to house those employees locally so as not to have significant impact to the local transportation system.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Local colleges and universities provide educational opportunities geared toward the needs of the major employers. Such programs include logistics and supply chain management.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As mentioned above, Northwest Arkansas Community College is located in Bentonville and provides workforce training programs as needed in Bentonville. The University of Arkansas in Fayetteville provides degreed programs that benefit our major employers.

The Bentonville Area Chamber of Commerce supports economic development and is the lead agency for economic development for the City of Bentonville. Private investments and developers provide millions of dollars towards economic development in this area. The City supports and works with community organizations that engage in research, planning activities, and perform marketing studies.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

The City of Bentonville adopted a Strategic Economic Development Plan in 2014 called the Bentonville Blueprint.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Since Bentonville is unique, its target sector opportunities will differ from a typical city of its size. Seven main target sector opportunities, along with specific focus areas for each have been identified as priorities for Bentonville to focus its efforts over the next five years. The selection of these targets involved the review of: the current targeted sectors of Northwest Arkansas; the current business/ industry base in Bentonville and the region, along with location quotients and projected growth rates for such sectors, as applicable; and recent project activity in Bentonville and the region. The key strengths and advantages of

Bentonville related to each target was also a significant determinant of whether the sector was a fit. It is important to note that Bentonville may have successes in sectors outside of these identified sectors.

Target Sector Opportunities: Digital Media, Entrepreneurship and Innovation, Hospitality and Culture and Entertainment, Light Advanced Manufacturing, Retail Supplier Regional Offices, Retail Technology, Specialty Retail, and Transportation and Warehousing.

Discussion

The increase in the amount of bike trails and the increasing cultural options are having a significant impact on the tourism industry. Because of this, there is a need for service industry workers. The challenge is that the cost of housing is an impediment for many to find housing in the city limits. The goals of the CDBG program to address affordable housing will assist in providing the necessary workforce for the tourism industry.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

We defined concentration as more than 50% of a census tract with housing problems. Based on current data and analysis, we do not find there to be a concentration of of households with multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

We define concentration as a census tract with higher proportions of minorities and low -income families than other tracts in the city. Ethnic minorities and low-income families are spread relatively evenly throughout the city.

What are the characteristics of the market in these areas/neighborhoods?

Not applicable.

Are there any community assets in these areas/neighborhoods?

Not applicable.

Are there other strategic opportunities in any of these areas?

Not applicable.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

There are several agencies that provides high speed internet, but the cost of that is sometimes not affordable for our most vulnerable. Basic internet is the cheapest and that sometimes comes with interruptions and slower internet. Bentonville offers free digital access and literacy in our downtown area, government buildings, public library and community buildings. The school system provides chrome books for students and charging services are available at all the schools.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Bentonville has good competition for broadband internet services. Some of our bigger providers are AT&T, T-Mobile, and Cox Communications.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The local climate hazards associated with climate change in Bentonville would be extreme heat, shorter winters, intense storms, drought, threats to water quality and the instability of energy prices. These climate changes can cause infrastructure stress, flooding, air pollution and continued deterioration of housing stock especially with older homes which are more affordable in Bentonville than newer homes. Additionally, rapid development has caused a strain on our drainage systems as more intense storms roll through, having a detrimental impact on our Census Tracts determined to be low-to-moderate-income areas. We realize that climate change tends to have the most impact on our most vulnerable. Higher utility bills, flooding, higher food costs are all financial stresses that can have the most impact on our low-income. The City takes a proactive approach to protecting our community's most vulnerable.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City has not participated in any studies on climate change, but we know there are impacts. We will work to research data, findings, and methods to understand our local climate data and to make sure we address those needs as soon as possible.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The mission of the Strategic Plan is to improve the quality of life for low to moderate-income individuals and families, to include seniors and persons with special needs, in the City of Bentonville by providing affordable rental and homeownership opportunities, repairing and conserving existing housing, providing funding for facilities and infrastructure improvements, creating and retaining jobs, funding public services that stabilize and enhance living conditions, working on reducing homelessness, fostering access to all housing and community resources, addressing economic, education, and income needs, strengthening community assets, working to eliminate blight, reduce crime and improving quality of life for our residents, promoting fair housing and access to opportunities for all Bentonville residents.

The City of Bentonville is 21,920 acres (34.25 square miles). The City is still mostly surrounded by Agriculturally zoned land, but with our rapid development, we are starting to see zoning requests extend further into those zones. With our latest counts, the City has 85 miles of trail around the City that are part of the connection to the Razorback Greenway which connects to the other major hubs of Northwest Arkansas This enables residents of Northwest Arkansas to travel from one city to the next by walking or biking.

The unemployment rate for Northwest Arkansas is 2.4% and falls well below the State of Arkansas unemployment rate National unemployment rate of 3.6%. With the number of local and nationally known companies headquartered in or having a presence in Northwest Arkansas, coupled with the population growth rate, we expect the need for employment to continue making Northwest Arkansas a great job market. Northwest Arkansas is still growing rapidly at a pace of around 45 people a day.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Census Tracts (205.04 and 206.04)
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Public Facilities/Infrastructure
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	These will be the census tract areas that are defined by the HUD LMI Mapping Tool as having more than 51% of their population low income.
	Include specific housing and commercial characteristics of this target area.	Most of the houses in this area are of the older housing stock and need of some repair and maintenance. The commercial in this area is a mixture of small businesses, restaurants, and regional offices that hire fewer people.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	All the planning and meetings the City had for the development of the Plan provided the basis for identifying the needs of our City. The neighborhoods in these areas contain older water, drainage, and sewer infrastructure and have been affected negatively by flooding due to development in the surrounding areas.
	Identify the needs in this target area.	Drainage and infrastructure needs.
What are the opportunities for improvement in this target area?	City will provide housing public facility/infrastructure funding to improve the infrastructure for residents living in these areas.	
Are there barriers to improvement in this target area?	The biggest barriers would be funding amount vs. Cost of infrastructure projects that provide the most impact in today's current economic climate. Material and labor costs	

		have risen sharply since the start of the Covid pandemic and still have an impact on budgets.
2	Area Name:	Low Income Individuals or Families
	Area Type:	Meet all criteria for CDBG funding regardless of where they live
	Other Target Area Description:	Meet all criteria for CDBG funding regardless of where they live
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	There are no neighborhood boundaries for this target area. They meet the criteria for Community Development Block Grant (CDBG) funding regardless of where they live.
	Include specific housing and commercial characteristics of this target area.	The only specific housing characteristic of this area is that they meet the criteria for CDBG funding regardless of where they live and the house needs rehabilitation to get to code and to become more energy efficient or there is a service that will benefit them. We don't know the addresses for future applicants at this time making it very difficult to discuss the commercial characteristics of this target area.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Again, this has to do with meeting requirements of the CDBG Program. All residents of Bentonville had the opportunity to be a part of the citizen participation process. These meetings provided a lot of input to identify the needs of our residents. We consult with other agencies who serve the low-income in our City and they provide a wealth of information concerning people in need.
	Identify the needs in this target area.	The needs of our applicants are for housing rehabilitation, emergency repairs, and needed services. The educational and recreational needs of the City's residents are being met.

What are the opportunities for improvement in this target area?	The City will continue to seek out those individuals who meet the Department of Housing and Urban Development (HUD) criteria and need assistance. We will also use the assets in our City to provide opportunities for our residents.
Are there barriers to improvement in this target area?	The biggest barrier would be the lack of funding the City receives for housing and service needs from CDBG. The 15% cap on service projects is also a barrier. Another barrier would be there are divided sections in areas around our City. We do have areas in our City with no affordable housing.

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City of Bentonville utilizes CDBG funding to allocate to activities that invest in our neighborhoods and benefit low-to-moderate-income households and individuals. Areas of the city will benefit from this funding, allowing residents to remain and prosper in their homes. Whether through an area benefit or a service provided directly to a low-to-moderate-income person or household, 100% of our CDBG funding will go to CDBG eligible households and/or census tracts.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Public Facilities/Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence
	Geographic Areas Affected	Meet all criteria for CDBG funding regardless of where they live
	Associated Goals	Public Facilities/Infrastructure
	Description	The City has needed infrastructure projects in some of our more low-income areas. We know to help this population group we must provide appropriate infrastructure for their mobility, reducing cost burden. Also reducing water/drainage issues due to older infrastructure where develop hasn't benefitted them.

	Basis for Relative Priority	Resident and stakeholder input via public hearings and meetings held in the planning process of the Five-Year Consolidated Plan and Annual Action Plan. A lot of information is gathered from these meetings pointing to need to update our infrastructure, meeting current demand.
2	Priority Need Name	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Meet all criteria for CDBG funding regardless of where they live
	Associated Goals	Public Services
	Description	Public Services are one of the City of Bentonville's greatest needs. Public hearings, consultations, and survey results supported this sentiment. Childcare was a high priority in this area. The cost of childcare makes it very difficult for some of our people to come out

		ahead by working as child care costs are getting higher and higher. It was also brought out the need for more mental and physical services for our residents that have no means to pay for these services. Additional service ideas that came up were related to bill pay assistance for low income residents. All of these service ideas potentially reduce the cost burden on households and setup low-to-moderate-income individuals/families for success via various support services.
	Basis for Relative Priority	Resident and stakeholder input via public hearings and meetings held in the planning process of the Five-Year Consolidated Plan and Annual Action Plan. A lot of information is gathered from these meetings pointing to need to provide for public services, meeting current demand.
3	Priority Need Name	Housing Rehabilitation
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Meet all criteria for CDBG funding regardless of where they live
	Associated Goals	Decent Housing
	Description	The City has a need for affordable housing for our low-income residents. There is a gap between income and availability of housing. Housing cost burden is the most prevalent housing problem facing Bentonville owners and renters. We have severely cost-burdened owners that are extremely low-income. We also see a housing cost burden and lack of available units with our special needs and disabled residents. Age and condition of housing is another barrier to

		maintaining housing stability. The City is working to provide funding for local organizations to address this need, allowing us to provide rehabilitation on our low-income owner single-family homes and get the repairs done to not only increase the value of our housing stock, but provide energy efficient repairs that will put money back into resident's pockets with lower utility bills.
	Basis for Relative Priority	Resident and stakeholder input via public hearings and meetings held in the planning process of the Five-Year Consolidated Plan and Annual Action Plan. A lot of information is gathered from these meetings pointing to need to provide for rehabilitation projects, meeting current demand.
4	Priority Need Name	Administration
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence

Geographic Areas Affected	Meet all criteria for CDBG funding regardless of where they live
Associated Goals	Administration
Description	You can't operate the CDBG Program without administration to gather input, prepare plans, and oversee the grants with the bid processes, inspections, and close-outs. It is an integral part to an effective CDBG Program for the City.
Basis for Relative Priority	Administration has to exist. Basis for relative priority is that you can't operate the program without administration costs.

Table 47 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City does not plan to use Community Development Block Grant (CDBG) funds for Tenant Based Rental Assistance (TBRA).
TBRA for Non-Homeless Special Needs	The City does not plan to use CDBG funds for TBRA.
New Unit Production	The City does not plan to use CDBG funds for new production. We do plan to use CDBG funds on land and infrastructure improvements however.
Rehabilitation	Cost burden is a major housing problem within the city of Bentonville. We are looking holistically at this issue to provide services for which the cost burden can be reduced on our low-to-moderate income individuals, freeing up budget for them along with supporting local organizations with plans to rehabilitate their facilities.
Acquisition, including preservation	The City does not plan to use CDBG funds for acquisition, including preservation.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The following table shows the Community Development Block Grant (CDBG) Program resources expected to be available in Year One of the Consolidated Plan to address priority needs and specific objectives identified in the Strategic Plan. The table also includes prior year resources the City will use to implement our identified priority needs. Expected amount available during the remainder of the Consolidated Plan are future estimates that will be amended as those year's funding is known.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public/Federal	Public Infrastructure Improvements Public Services	320,831			320,831	1,604,155	All funds will be used to improve public infrastructure and provide public services to low-to-moderate-income individuals. All expected CDBG funds in the Consolidated Plan will come from CDBG funding.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Many of the non-profits applying for CDBG funding receive funding from other areas to make their programs work. The City and its partners leverage local, state, foundation and private resources. The City will use its projected \$320,831 from the United States Department of Housing & Urban Development's (HUD) CDBG Program to address the needs listed in the Action Plan. The City will partner with local organizations and non-profits on its service projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no known land available for acquisition at this time; however, the City will work with banks to make vacant property available for affordable housing, economic development, and open space use.

Discussion

The amount of available funding through CDBG will not be adequate to meet the housing and/or public service needs in Bentonville. The City continues to work with our partners to leverage all available resources to meet our needs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Bentonville	Government	Ownership Planning Public Facilities Infrastructure	Jurisdiction
Habitat for Humanity of Benton County	Non-Profit Organization	Homelessness Public Services	Jurisdiction
NWA Continuum of Care	Continuum of Care	Homelessness Public Services	Jurisdiction
Boy's and Girl's Club	Non-Profit Organization	Public Services Child Care	Jurisdiction
Helen R. Walton Children's Enrichment Center	Non-Profit Organization	Public Services Child Care	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Our strength is the ability of the City and local agencies to work together to address the needs of the City. The biggest gap would be the lack of funding available to meet all the needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	x	x	
Legal Assistance	x	x	
Mortgage Assistance	x	x	
Rental Assistance	x	x	
Utilities Assistance	x	x	
Street Outreach Services			
Law Enforcement	x	x	
Mobile Clinics	x	x	
Other Street Outreach Services	x	x	

Supportive Services			
Alcohol & Drug Abuse	x	x	
Child Care	x	x	
Education	x	x	
Employment and Employment Training	x	x	
Healthcare	x	x	x
HIV/AIDS	x	x	x
Life Skills	x	x	x
Mental Health Counseling	x	x	x
Transportation	x	x	
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The Community Development Block Grant (CDBG) Administrator will continue to work closely with entities to further enhance the needs of our community and to improve CDBG Program delivery. We are working to become a member of the Northwest Arkansas Continuum of Care which helps keep us aware of the many needs of our community. We are fortunate in this area that we have many non-housing services available to address basic and essential needs of people experiencing homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Bentonville is working to strengthen and expand its existing public, private, and non-profit sectors and identify and build partnerships to provide for the City's special population groups. The City's existing public and private sectors provide a great service in providing for the economic development in the City. We continue to pursue funding opportunities to assist with children who are dealing with physical, mental, and developmental problems.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Bentonville, along with non-profit, public and private agencies, have a long history of working together for the good of our City. The Community Development Department works with the CDBG Office on facility projects and the City's Code Enforcement Group brings to light the urgent needs of our community. The City leads the processes that result in the development of the Consolidated Plan, Action Plan, and Consolidated Annual Performance Evaluation Report. Our funding resources are limited which has an effect on the level of programs and services we can provide. This does create gaps if the entities are unable to find other funding agencies, and a gap that is hard to overcome with the decreased funding coming to those who can assist with these programs.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2023	2024	Public Facilities		Infrastructure	CDBG: \$771,000	Infrastructure Activities located in LMI Census Tracts
2	Public Services	2023	2027	Public Services		Public Services	CDBG: \$237,500	Public service activities other than low-to-moderate-income housing benefit
3	Decent Housing	2023	2027	Affordable Housing		Housing Rehabilitation	CDBG: \$125,000	
4	Administration	2023	2027	Administration		Administration	CDBG: \$160,000	

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	The City will provide CDBG funding address high priority infrastructure needs located within LMI Census Tracts. Current projects identified include aging manhole replacements and clay sewer pipeline replacements. These projects will assist LMI residents in households within the identified Census tracts to remediate drainage issues and improve the quality of their sewer systems.
2	Goal Name	Public Services
	Goal Description	The City will use its public services funding to several of our local organizations to assist in childcare via tuition assistance, as well as, outreach and assessment services for our homeless population. We will provide funding to Helen R. Walton Children's Enrichment Center, which will allow for free, high-quality, early childhood education, access to therapy, case management, and support services to mobilize the family to move out of poverty, creating a foundation for multi-generational change by impacting both the parent (or grandparent/guardian) and the young child.) Funding for the Northwest Arkansas Continuum of Care will assist with outreach will focus on the individuals/families who are experiencing homelessness within the city limits of Bentonville. Outreach staff will connect with individuals through word of mouth, identification through area partners including Salvation Army & the Bentonville Police Department. Staff will connect in person or via the phone (if a number was given), fill out an intake to determine income (zero) and homelessness status. Outreach will also determine immediate needs and assist people in getting into some type of emergency shelter. Resources will be connected, and immediate need supplies will be handed out. Outreach will also complete the assessment to get individuals on the By-Name list and to connect them with coordinated entry for potential housing opportunities. Funding will be used for the Boys and Girls Club After School and Summer Scholarship Program for low-income children and their families. This allows their parent(s) to work and not have to worry about where their children are or how they are going to pay for childcare. This program provides to all member bases for males and females ages 6-18 and racial and ethnic demographics closely match that of the Bentonville population.
3	Goal Name	Decent Housing

	Goal Description	Funding will be provided to Habitat for Humanity of Benton County to assist low-to-moderate-income households in need of repair or accessibility modifications. The work focuses on critical repairs (permanent, essential rehabilitation to ensure the home is decent, safe, and sanitary) for safe entry (wheelchair ramps) and improved bathroom accessibility (replacing bathtubs with showers) and other ADA safety standards. Families must live in safe and well-maintained homes.
4	Goal Name	Administration
	Goal Description	Funding will be used to cover costs associated with administering the Community Development Block Grant Program.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City does not receive HOME funds. Community Development Block Grant funds can be used for housing rehabilitation and purchase of property to build affordable housing. The City will continue to work with local organizations to research housing rehabilitation opportunities. At this time, there is no land available the City could purchase with their CDBG funds for building affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The City of Bentonville does not handle public housing for Bentonville. That is all done through the Public Housing Authority at Siloam Springs, Arkansas.

Activities to Increase Resident Involvements

As stated earlier, the City does not have public housing, but is committed to address the housing needs of our citizens and to provide supporting involvement where we can. The closest public housing authority is Siloam Springs, Arkansas.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The City of Bentonville created a housing affordability workgroup to identify possible solutions to remediate barriers to affordable housing that were identified. Two of these barriers for the City to address are total development cycle time and zoning that limits affordable development.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address the total development cycle time, the City will work to investigate and adopt ordinances to allow vertical construction to homes sooner in the single-family construction process, consider creating an administrative approval process for preliminary plats, as well as, work to create a small-scale development cycle. To address zoning limiting affordable development, the City will work to amend existing residential zoning districts to allow for greater mix of housing types and site flexibility by defining and regulating cottage court, stacked duplex, triplex, fourplex and live-work units.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

A Point-In-Time homeless count was conducted in January 2017 to assist in the strategic planning process to end homelessness. Department of Housing & Urban Development (HUD) strongly encourages communities to develop a strategic plan that are expected to not simply propose better ways to manage the problem, but to make serious attempts to end it. We must build better linkages between those who provide services to the homeless and Government decision makers. We must redefine organizational successes and make sure the goal is getting people into permanent housing as soon as feasible and keeping them there. We must assist people with restoring and repairing social capital. An essential safety net of emergency and systems prevention must be put in place. We must provide risk prevention services, target areas, provide permanent housing, and reduce chronic homelessness.

The Northwest Arkansas Continuum of Care has taken over the task of homelessness in this Region. They will continue to work with public and private stakeholders to address and support development of a coordinated effort to prevent and end homelessness. Their efforts will make a significant impact to identify, provide outreach prevention, have access to shelter, a good working coordinated entry process that will help our homeless move into housing options.

Addressing the emergency and transitional housing needs of homeless persons

Northwest Arkansas has made some significant investments in shelter expansions and support programs, but we do have some gaps in services and housing. Emergency shelter is housing in which a homeless person can access shelter immediately and reside for up to 30 days. An emergency shelter's primary function is to assist individuals in identifying causes of homelessness, accessing mainstream services and securing the next appropriate level of housing. The functioning, structure, rules and support services provided can vary greatly from shelter to shelter. Transitional housing is housing in which homeless persons live for up to 24 months and receive supportive services that enable them to live more independently. The services must include housing placement assistance. The supportive services may be provided by the organization managing the housing or coordinated by them and provided by other public or private agencies. Northwest Arkansas provides both emergency shelters and transitional housing. The Northwest Arkansas Continuum of Care emergency and transitional housing system will accept all populations of individuals and families that are experiencing homelessness because of domestic violence or substance abuse as well as youth and veterans.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Chronic homelessness communities are most often the result of serious mental illness and/or chronic substance abuse. These individuals are often difficult to engage in programs, may be non-compliant with treatment and/or medications and often have an underlying distrust of systems. Their mental illness is often the cause of inappropriate behaviors which, coupled with their inability to comply with rules or program requirements, makes them inappropriate for placement in any existing shelter as well as in more traditional mental health or substance abuse residential programs. These individuals are usually those that fall through the cracks of all mainstream services. As a result, the same group of chronic individuals frequently sleeps on the streets, in the parks, and become involved with the criminal justice system and other institutions. These individuals are often released back to the community with inadequate discharge plans. Emergency prevention and outreach efforts are essential to helping homeless persons. The Northwest Arkansas Continuum of Care continues to work hard to ensure our most vulnerable residents are able to stabilize their lives. We know we need more permanent housing. The Continuum of Care is establishing a coordinated entry and referral system that will match people to their housing needs. They are eliminating the multiply application processes. The Continuum of Care Board is resolving many problems that hindered developing name lists, providing case conferencing and compiling housing resources and referral sources. They are using the Vi-SPDAT assessment tool with a goal to target those homeless the longest and most in need. The Continuum of Care will also continue to meet the needs of our veterans experiencing homelessness.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Homelessness cannot be seriously addressed without developing a comprehensive strategy to prevent homelessness. The City of Bentonville will work to establish membership in the Northwest Arkansas Continuum of Care and provide services and housing rehabilitation funding to help keep people from becoming homeless. The Northwest Arkansas Continuum of Care will continue to consider strategies to improve discharge planning by healthcare institutions, correctional facilities, and mental health treatment programs to reduce the frequency of discharges into homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Bentonville does not currently have its own housing rehabilitation program. We will work with our local organizations to ensure that any rehabilitation projects they pursue meet the State and Federal requirements, making houses lead-safe.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City of Bentonville will meet with our local organizations involved in housing rehabilitation projects funded by CDBG dollars to ensure any projects deemed a hazard are addressed in accordance with State and Federal requirements. Creating a safe environment for our residents.

How are the actions listed above integrated into housing policies and procedures?

As stated previously, the City of Bentonville does not currently have its own housing rehabilitation program. We will work with our local organizations to ensure that any rehabilitation projects they pursue meet the State and Federal requirements, making houses lead-safe.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's strategies and programs may not reduce the overall number of poverty level families, but they do provide a means to stabilize their living conditions. Supportive essential public services and improvements to surrounding infrastructure may also help poverty level families. There are an array of financial tools and services available that can improve living conditions, housing availability, and employment opportunities.

This five-year Consolidated Plan and the 2023 Action Plan have been developed with goals and strategies to help our poverty stricken residents move out of poverty. This can be done with job creation and workforce development, providing essential services to make sure these residents have access to public benefits, to make sure children in these homes reach educational outcomes, provide affordable housing to make our residents secure in their housing, and to assure our community has economic security.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG Staff administers the Consolidated Plan Programs and maintains financial compliance by following all HUD regulations. All agencies receiving funding will enter into an agreement with the City of Bentonville. Drawdowns are made by the CDBG Administrator and draw down voucher numbers and invoices are provided to the Finance Department to approve. Once the drawdowns are approved, invoices and backup information are provided to the Accounts Payable Clerk for payment with review by the Finance Department. Payments to grantees occur as soon as the draw down is available for check writing.

All service projects will be monitored by the CDBG Administrator and Finance Department. Steps will be taken to insure all recipients of the funded service programs meet the income and disability guidelines for assistance.

Income benefit requirements are required to be in compliance with housing and service projects. Documentation required is the size and annual income of the assisted family and/or person this project will be serving. Age and disability documentation is also required for some service projects.

The City's infrastructure projects are monitored by the CDBG Administrator, Finance Department, Planning Department, Project Manager, and applicable Department Director. Where contractors are used, the City will advertise for bids and all work will be awarded using the bid process. A bid guarantee from each bidder shall be a minimum of five percent of bid. A written contract will be executed for all work performed. The accepted contractor will be required to furnish a performance and payment bond in the amount of 100% of the contract. No known contractor or subcontractor on a federal list of suspended or debarred contractors will be awarded a contract. All bid packets will contain information on the prevailing wage rate scheduled prescribed and mandated by the Federal Labor Standards Provision HUD-4010 and General Decision AR0300044. On site monitoring will be conducted using the Planning Department's staff. All inspections will be documented and made a part of the project file.

The Finance Department, Accounts Payable Clerk, and the CDBG Administrator will oversee the handling of CDBG funds. This will provide a check and balance for these funds. Receipt and disbursement of CDBG funds will also be a part of the City's annual audit and HUD's monitoring visits. No files will be archived until inspected by the Arkansas HUD Office. Any citizen complaints will be addressed by the Mayor or the CDBG Administrator within 30 days of receipt of the complaint.

Monitoring is a key tool to ensure all grantees comply with applicable Federal regulations governing administrative, financial and program operations. The CAPER and IDIS also continues to show measures of performance, eligible beneficiaries, target areas, and funding.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The following table shows the Community Development Block Grant (CDBG) Program resources expected to be available in Year One of the Consolidated Plan to address priority needs and specific objectives identified in the Strategic Plan. Expected amount available during the remainder of the Consolidated Plan are future estimates that will be amended as those year's funding is known.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public/Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	320,831			320,831	1,604,155	All funds will be used to provide services to low income individuals and families, provide for housing rehabilitation projects, and improve public facilities and infrastructure. All expected CDBG funds in the Consolidated Plan will come from CDBG funding.

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Many of the non-profits applying for CDBG funding receive funding from other areas to make their programs work. The City and its partners leverage local, state, foundation and private resources. The City will use its projected \$320,831 from the United States Department of Housing & Urban Development's (HUD) CDBG Program to address the needs listed in the Action Plan. The City will continue to partner with local organizations and non-profits on its service projects.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

There is no known land available for acquisition at this time; however, the City will continue to work to identify vacant property available for affordable housing, economic development and open space use.

Discussion

The amount of available funding through CDBG will not be adequate to meet the housing and/or public service needs in Bentonville. The City continues to work with our partners to leverage all available resources to meet our needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities	2023	2024	Public Facilities		Infrastructure	CDBG: \$221,000	Infrastructure Activities located in LMI Census Tracts
2	Public Services	2023	2024	Public Services		Public Services	CDBG: \$47,500	Public service activities other than low-to-moderate-income housing benefit
3	Decent Housing	2023	2024	Affordable Housing		Housing Rehabilitation	CDBG: \$25,000	
4	Administration	2023	2024			Administration	CDBG: \$32,000	Administration Costs

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities
	Goal Description	This goal will provide needed infrastructure updates that address our stock of aging manhole covers. Rehabilitation of these 43 deteriorated manholes, located within our LMI Census Tracts will address issues to inflow and infiltration problems in regard to our drainage systems. This project will assist in remediating some of our drainage issues in some of our LMI areas.
2	Goal Name	Public Services

	Goal Description	The City will use its public services funding to several of our local organizations to assist in childcare via tuition assistance, as well as, outreach and assessment services for our homeless population. We will provide funding to Helen R. Walton Children's Enrichment Center, which will allow for free, high-quality, early childhood education, access to therapy, case management, and support services to mobilize the family to move out of poverty, creating a foundation for multi-generational change by impacting both the parent (or grandparent/guardian) and the young child.) Funding for the Northwest Arkansas Continuum of Care will assist with outreach will focus on the individuals/families who are experiencing homelessness within the city limits of Bentonville. Outreach staff will connect with individuals through word of mouth, identification through area partners including Salvation Army & the Bentonville Police Department. Staff will connect in person or via the phone (if a number was given), fill out an intake to determine income (zero) and homelessness status. Outreach will also determine immediate needs and assist people in getting into some type of emergency shelter. Resources will be connected, and immediate need supplies will be handed out. Outreach will also complete the assessment to get individuals on the By-Name list and to connect them with coordinated entry for potential housing opportunities. Funding will be used for the Boys and Girls Club After School and Summer Scholarship Program for low-income children and their families. This allows their parent(s) to work and not have to worry about where their children are or how they are going to pay for childcare. This program provides to all member bases for males and females ages 6-18 and racial and ethnic demographics closely match that of the Bentonville population.
3	Goal Name	Decent Housing
	Goal Description	Funding will be provided to Habitat for Humanity of Benton County to assist low-to-moderate-income households in need of repair or accessibility modifications. The work focuses on critical repairs (permanent, essential rehabilitation to ensure the home is decent, safe, and sanitary) for safe entry (wheelchair ramps) and improved bathroom accessibility (replacing bathtubs with showers) and other ADA safety standards. Families must live in safe and well-maintained homes.
4	Goal Name	Administration

	Goal Description	Funding will be used to cover costs associated with administering the Community Development Block Grant Program. These costs include supplies, training, educational/promotional materials about the program, as well as, advertisements required in the newspaper.
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Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Bentonville makes their funding allocation decisions based on an application process. Funds are awarded to eligible activities that support the goals, as well as, addressing the priority needs stated in the Consolidated Plan. All allocations awarded to activities are contingent upon the City's receipt of Community Development Block Grant (CDBG) funding in the Program Year. Projects for 2023 and reasons for allocation priorities and obstacles addressing these needs are listed below:

Projects

#	Project Name
1	Infrastructure Improvements
2	Public Service- Boys and Girls Club (Bentonville)
3	Public Service – Helen R. Walton Children’s Enrichment Center
4	Public Service – Northwest Arkansas Continuum of Care
5	Public Service – E-Bike Voucher Program
6	Housing Rehabilitation – Habitat for Humanity
7	Administration

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocation of funds for those activities listed in the 2023 Action Plan are closely aligned with the needs identified in the public hearing and needs assessment survey in the City’s 2023-2027 Consolidated Plan via input contributed by stakeholders and citizens who participated in the development of the 2023 Action Plan.

The primary national objective of the CDBG Program is to benefit low-to-moderate-income residents, therefore, The City of Bentonville’s CDBG program funds will be targeted to individuals and families that qualify as low-to-moderate-income, as well as, census tracts that meet the 51% threshold of low-to-moderate-income population. Funds will also be targeted to include special needs populations, such as elderly and the homeless. By targeting these groups, we not only provide a benefit to these individuals and families, but we benefit the City as well. The City’s objective is to fund programs and services to the greatest extent possible, keeping in mind that service projects are subject to a 15% cap of total funding received. The major obstacle to meeting all of the identified needs is the lack of funding resources. With

our 15% cap, we are really limited to the amount we can fund. Services is one of our biggest needs in Northwest Arkansas. There are more opportunities that fall into the services category, potentially serving many more people each year if the service cap was lifted on CDBG funding. The City will continue to identify opportunities to leverage funding to better benefit service opportunities.

AP-38 Project Summary

Project Summary Information

1	Project Name	Infrastructure
	Target Area	Low Income Individuals or Households
	Goals Supported	Public Facilities/Infrastructure
	Needs Addressed	Infrastructure
	Funding	CDBG: \$221,000
	Description	CDBG funds will be used to pay for material and labor to rehabilitate a total of 43 deteriorated manholes within identified LMI Census Tracts that are contributing to inflow and infiltration problems. Rehabilitation will consist of applying an epoxy lining system to the interior of the manhole and replacing corroded ring and lid as necessary.
	Target Date	2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Addresses are not known at this time. All are located within identified LMI areas based on HUD's LMI Mapping Tool. These will be added to IDIS once identified.
2	Planned Activities	Rehabilitation will consist of applying an epoxy lining system to the interior of the manhole and replacing corroded ring and lid as necessary.
	Project Name	Public Service - Boys and Girls Club Scholarship

	Target Area	Low-to-moderate-income Individuals or Households
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	This project will provide scholarships for youth in low-to-moderate-income families living in Bentonville who need access to affordable, quality afterschool/summer programming.
	Target Date	June 2024
	Estimate the number and type of families that will benefit from the proposed activities	92 individuals from low-to-moderate-income households.
	Location Description	2801 Walker Street Bentonville, AR 72712 is the address of Boys and Girls Club of Benton County (Bentonville Unit) Addresses of the families are not known at this time.
	Planned Activities	Afterschool/summer childcare and programming
3	Project Name	Public Service – NWA Continuum of Care
	Target Area	Low-to-moderate-income Individuals or Households
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$12,500

	Description	The NWA Continuum of Care will contract with Diva & Dudes to do community outreach for this grant. Outreach for this grant will begin October 1, 2023 and will run through September 30, 2024. When utilizing these funds, the outreach will focus on the individuals/families who are experiencing homelessness within the city limits of Bentonville. Outreach staff will connect with individuals through word of mouth, identification through area partners including Salvation Army & the Bentonville Police Department. Staff will connect in person or via the phone (if a number was given), fill out an intake to determine income (zero) and homelessness status. Outreach will also determine immediate needs and assist people in getting into some type of emergency shelter. Resources will be connected, and immediate need supplies will be handed out. Outreach will also complete the assessment to get individuals on the By-Name list and to connect them with coordinated entry for potential housing opportunities.
	Target Date	September 30, 2024
	Estimate the number and type of families that will benefit from the proposed activities	45 individuals from extremely low to very low incomes
	Location Description	PO Box 3643 Fayetteville, AR 72701 is the address for the NWA Continuum of Care.
	Planned Activities	Outreach staff will connect with individuals through word of mouth, identification through area partners including Salvation Army & the Bentonville Police Department. Staff will connect in person or via the phone (if a number was given), fill out an intake to determine income (zero) and homelessness status. Outreach will also determine immediate needs and assist people in getting into some type of emergency shelter. Resources will be connected, and immediate need supplies will be handed out. Outreach will also complete the assessment to get individuals on the By-Name list and to connect them with coordinated entry for potential housing opportunities.
4	Project Name	Public Service – Helen R. Walton Children’s Enrichment Center

Target Area	Low-to-moderate-income Individuals or Households
Goals Supported	Public Services
Needs Addressed	Public Services
Funding	CDBG: \$10,000
Description	CDBG funding will allow Helen R. Walton Children's Enrichment Center to provide free high-quality early childhood education, access to therapy, case management, and support services to mobilize the family to move out of poverty, creating a foundation for multi-generational change by impacting both the parent (or grandparent/guardian) and the young child.
Target Date	2024
Estimate the number and type of families that will benefit from the proposed activities	42 individuals from extremely low to low incomes
Location Description	309 NE J Street Bentonville, AR 72712 is the address of Helen R. Walton Children's Enrichment Center. Addresses of the families are not known at this time.
Planned Activities	HWCEC's Family Services Coordinator connects STP ONE parents to resources such as job placement, financial support, counseling, food assistance, household supplies, clothing, housing, and more to meet the individual needs of the family. STP ONE families also have access to the following programs and services offered at HWCEC: • Monthly diaper assistance: 25-50 diapers/pull-ups per month

		• Dry Goods Pantry – Available during normal operating hours, families can donate or take food, formula, or baby food items anonymously. • Community Fridge – Extra food from our kitchen is available for families and staff to take home on a daily basis. • Christopher's Lending Library – Borrow a book and bring it back for others to enjoy. • Libby's Brain Bags – Borrow a backpack with age-appropriate toys. Sign them in and out at the front desk. • Winter Coat Drive – Children of HWCEC families eligible for assistance will be provided with a winter coat, hat, and gloves. • Formula Assistance - HWCEC families of enrolled infants may sign up to receive free Member's Mark formula every month. • Thanksgiving Assistance Program - Families that sign up for assistance will be provided with their choice of meat, their choice of pie, and dry goods to provide a complete Thanksgiving meal for their family for free. • Christmas Assistance Program – Families that sign up for assistance will fill out a wish list for their child. Secret shoppers purchase products on the wish list, and you will have presents in hand before Christmas. • Parenting Together- Natasha Kile, an Early Childhood Education Professor from Northwest Arkansas Community College, offers FREE 45-minute sessions on topics like behavior
5	Project Name	Public Service – E-Bike Voucher Program
	Target Area	Low-to-moderate-income Individuals or Households

	Goals Supported	Public Service/Transportation
	Needs Addressed	Public Service/Transportation
	Funding	CDBG: \$15,000
	Description	The City of Bentonville will partner with local bike shops and through a lottery system, provide vouchers to discount the cost of an E-Bike for our low-to-moderate-income residents. The Goal of this project is to reduce the transportation cost burden on our low-to-moderate-income residents. Overall cost burden is the greatest hurdle our residents face and with our rapidly developing cycling infrastructure, small trips could be made without the use of a vehicle. Improving both the wear and tear costs of vehicles and improving the overall health of our residents.
	Target Date	2024
	Estimate the number and type of families that will benefit from the proposed activities	10-15 Low-to-Moderate-Income Individuals or Households
	Location Description	Will vary based on partner bike shops. Addresses of the families are not known at this time.
	Planned Activities	The City of Bentonville will partner with local bike shops and through a lottery system, provide vouchers to discount the cost of an E-Bike for our Low-To-Moderate-Income residents.
6	Project Name	Housing Rehabilitation – Habitat for Humanity
	Target Area	Low-to-moderate-income Individuals or Households

	Goals Supported	Decent Housing
	Needs Addressed	Housing Rehabilitation
	Funding	CDBG: \$20,000
	Description	Funding will be provided to Habitat for Humanity of Benton County to assist low-to-moderate-income households in need of repair or accessibility modifications. The work focuses on critical repairs (permanent, essential rehabilitation to ensure the home is decent, safe, and sanitary) for safe entry (wheelchair ramps) and improved bathroom accessibility (replacing bathtubs with showers) and other ADA safety standards. Families must live in safe and well-maintained homes.
	Target Date	2024
	Estimate the number and type of families that will benefit from the proposed activities	To Be Determined
	Location Description	1212 N. Walton Boulevard Bentonville, AR 72712 is the address for Habitat for Humanity of Benton County. Addresses of the families are not known at this time.
	Planned Activities	Habitat for Humanity of Benton County will assist low-to-moderate-income households in need of repair or accessibility modifications. The work focuses on critical repairs (permanent, essential rehabilitation to ensure the home is deemed, safe, and sanitary) for safe entry (wheelchair ramps) and improved bathroom accessibility (replacing bathtubs with showers) and other ADA safety standards. Families must live in safe and well-maintained homes.
6	Project Name	Administration

Target Area	Low-to-moderate-income Individuals or Households
Goals Supported	Administration
Needs Addressed	Administration
Funding	CDBG:
Description	Administration costs to administer the CDBG Program
Target Date	2024
Estimate the number and type of families that will benefit from the proposed activities	Is it estimated that 3,600 individuals will receive a benefit from the 2023 CDBG Projects
Location Description	City Hall, where the CDBG Administrator has an office, located at 305 SW A St, Bentonville, AR 72712
Planned Activities	The project funding will be used to pay for marketing/promotional materials about each program/project being funded, display ads for future Action Plans, CAPER, and Consolidated Plans. It will also cover any membership fees associated with the CDBG Program.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Bentonville is part of one of the fastest growing regions in America, Northwest Arkansas. Northwest Arkansas is home to three Fortune 500 companies: Wal-Mart, Tyson Foods, and JB Hunt Trucking. It is also home to the University of Arkansas, a recognized research institution of academic excellence. Beaver Lake provides swimming, boating, kayaking/canoeing, fishing, water sports, and hunting amenities with 487 miles of shoreline. Northwest Arkansas is also home to the Ozark Mountains and is becoming a global destination for bike riding.

The City has a well-developed community, expanding employment opportunities, supporting new and existing businesses, and enhancing neighborhood vitality, however, providing affordable housing is still a major need for Bentonville.

The Community Development Block Grant (CDBG) projects proposed for 2023 will have an impact on many residents and families of Bentonville. The infrastructure projects will benefit the areas that qualify as a low-to-moderate-income area by Census Tract. The service projects will benefit low-moderate-income persons/families. The housing rehabilitation projects will benefit low-to-moderate-income individuals/families, as well as, disabled/handicapped persons. It is estimated that almost 100% of our CDBG funds will be allocated to benefit persons who are deemed low-to-moderate-income.

Geographic Distribution

Target Area	Percentage of Funds
Census Tracts	69%
Low-to-Moderate-Income Individuals/Families	31%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The rationale for the priorities for allocating investments geographically is to meet the primary objective of the CDBG Program which is to benefit low-income and moderate-income residents per the Department of Urban and Housing Development's (HUD) standards. All activities funded will primarily benefit low- and moderate-income persons or household as a direct service, through housing rehabilitation, which helps the low-income homeowner stay in their home, or through infrastructure improvements that benefit low-to-moderate-income census tracts.

Discussion

The City of Bentonville will allocate all funding to our low- and moderate-income residents as well as to our special need individuals.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is one of the most significant needs in Bentonville. The challenge is that new construction is targeting the high-end market homes. The average value of a single-family home permitted in 2022 was \$412,798. This is a 39% increase in the home value from 2021. The average size of a new single-family home in 2022 was nearly 3,000 sq. ft. The increasing cost of land prices, the impact of supply chain issues and increasing material costs have only exacerbated the situation. Without some incentives, developers do not choose to provide affordable housing in Bentonville.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	
The Production of New Units	
Rehab of Existing Units	TBD
Acquisition of Existing Units	
Total	TBD

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The City does not receive funds that can be used for new construction. The City is working on zoning reforms and incentives to provide an easier process to get more units built. However, it is difficult to control the affordability of those built. The City will use Community Development Block Grant (CDBG) to support those agencies that help keep our low-income residents in structurally sound homes that are warm, safe, and dry.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing facilities or a public housing office in the city limits of Bentonville. The City does not have current plans of seeking public housing within the Jurisdiction. Although, the City will distribute CDBG assistance to those organizations that serve the needs of the extremely low-income, low-income, and moderate-income families residing in the jurisdiction. This includes the Housing Authority, which provides Section 8 tenant vouchers and other organizations.

A Community Development Corporation (CDC) is located within Bentonville. The CDC focuses on the HOME program and focuses on senior housing within the area. The CDC was formed in 1991 by the Bentonville / Bella Vista Chamber of Commerce. The City and the CDC are two separate entities, although the City fully supports the CDC and accommodates the organization.

Actions planned during the next year to address the needs to public housing

The City will distribute CDBG assistance to those organizations that serve the needs of the extremely low-income, low-income, and moderate-income families residing in the jurisdiction.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

The City will look for opportunities to support existing programs that provide education on homebuying and home owners and other programs that support homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Without a PHA, there is no designation of being troubled. However, the City will continue to support the needs of the CDC.

Discussion

While the City does not have current plans of seeking public housing within the Jurisdiction, we will distribute CDBG assistance to those organizations that serve the needs of the extremely low-income, low-income, and moderate-income families residing in the jurisdiction.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Bentonville is beginning its partnership with the Northwest Arkansas Continuum of Care to address the needs of the homeless. The purpose of this coalition is to reduce and/or end homelessness in Northwest Arkansas. There are several organizations in this area that serve families or persons who are homeless or at risk of becoming homeless. The University of Arkansas conducted the point-in-time count in January 2023. This headcount provides specific information regarding the various services and programs, a listing of the number of beds available, and the number, reasons and costs-involved in housing the homeless as well as placement of the homeless. Specific subpopulations targeted include individuals and families who are chronically homeless, individuals and families at risk of homelessness, veterans and their families, individuals and families who are experiencing domestic violence, individuals living with HIV/AIDS and unaccompanied youth 18-24 years old.

Currently, the Continuum of Care provides emergency shelters, transitional shelters and safe havens in Northwest Arkansas to meet the needs of our homeless. The Continuum of Care provides the leadership, coordination, planning, and mobilization of resources to make homelessness rare, brief and non-reoccurring in Northwest Arkansas. They will provide homelessness prevention and diversion, emergency, transitional and rapid rehousing, permanent supportive housing, case management, supportive services, and emergency response. The Continuum of Care has adopted a Coordinated Entry and Assessment-Based Housing Referral System that will maximize the housing resources by matching people to housing based on needs. They will continue to locate and engage individuals living on the streets and encourage them to accept services, treatment, and housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Bentonville will work with the Northwest Arkansas Continuum of Care and other local nonprofit organizations to assist in identifying needs. One of the key strategies is to address chronic homelessness and provide outreach in this prevention. The Northwest Arkansas Continuum of Care is represented by agencies that specifically target the homeless and assist individuals with accessing mainstream mental health and chemical dependency services. Part of this outreach is education of both the service providers and the communities to assist in eradicating homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is a continuing need for additional emergency shelters and transitional housing with support services in Bentonville. Safe havens are also needed in this area. The City will continue to be involved with and support agencies that provide this service. We want to make sure the needs of individuals and families experiencing homelessness, including women and families fleeing domestic violence and unaccompanied

youth are met. The City receives no emergency shelter grants, but we are aware that emergency housing provides short-term accommodations for individuals and families that have immediate housing needs, assess level of need, and provide case management assistance in obtaining appropriate housing. Transitional housing helps households move toward self-sufficiency by providing supported semi-independent living for a period of up to 24 hours.

Northwest Arkansas has emergency and transitional housing programs specifically designated for survivors of domestic violence as well as housing programs dedicated to youth experiencing homelessness. Veterans also have options for emergency shelters and transitional housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

City staff does not have the necessary resources to address these issues, therefore, will rely on the expertise and experience of the Northwest Arkansas Continuum of Care to meet these needs. The City will provide CDBG funding to the Continuum of Care and other agencies that assist in these areas. The Continuum of Care is committed to identifying and prioritizing the most vulnerable for housing placement.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Bentonville will continue to work through the recommendations of the Affordable Housing Work Group to increase the number of affordable housing units in Bentonville. Our Continuum of Care has developed and implemented policies around discharge planning from healthcare institutions to keep anyone being discharged to become homeless. We will continue to provide service funding for agencies who provide much needed services, beyond housing, for the homeless.

Discussion

The Northwest Arkansas Continuum of Care is the primary agency for addressing the needs surrounding homelessness. The mission of the Continuum of Care is to coordinate resources to build a collaborative system that addresses core issues of homelessness and poverty. The Continuum of Care is designed to assist individuals (including unaccompanied youth) and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability. More broadly, the program is designed to promote community-wide

planning and strategic use of resources to address homelessness; improve coordination and integration with mainstream resources and other programs targeted to people experiencing homelessness; improve data collection and performance measurement tailoring its program to the particular strengths and challenges within the community. Membership in the organization is open to homeless persons or formerly homeless persons, service providers, governmental representatives, civic organizations, and others committed to increasing the availability and quality of services to persons or families who are experiencing or who are near homelessness. The Northwest Arkansas Continuum of Care is governed by a Board of Directors who formulates, implements, and monitors the policies of the organization in order to carry out its purpose. It is the policy of the Board to comply with all municipal, state, and federal regulations regarding the operations of the Northwest Arkansas Continuum of Care and the Board.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing can lie in several things, displacement of residents due to economic pressures, lack of public investment in specific neighborhoods, including services and amenities, deteriorated vacant structures and land, location and type of affordable housing, inability to access existing housing, location and access to proficient schools, lack of income, availability of affordable units in a range of sizes, lack of communication between residents and those who develop, residential foreclosures, residential evictions, age and condition of housing, and lack of fair housing outreach and enforcement. All of these things are due to banking, finance and industry regulations, socio-economic situations, neighborhood conditions, and policy legislation and enforcement.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

From a policy perspective, the City of Bentonville created a housing affordability workgroup to identify possible solutions to remediate barriers to affordable housing that were identified. Two of these barriers for the City to address are total development cycle time and zoning that limits affordable development. To address the total development cycle time, the City will work to investigate and adopt ordinances to allow vertical construction to homes sooner in the single-family construction process, consider creating an administrative approval process for preliminary plats, as well as, work to create a small-scale development cycle. To address zoning limiting affordable development, the City will work to amend existing residential zoning districts to allow for greater mix of housing types and site flexibility by defining and regulating cottage court, stacked duplex, triplex, fourplex and live-work units.

Discussion:

The City of Bentonville supports provisions for affordable housing. We have established an Affordable Housing Work Group to explore solutions that will address housing inventory for low-to-moderate-income persons and households. Additionally, we will work with agencies that provide solutions for supportive housing.

AP-85 Other Actions – 91.220(k)

Introduction:

Using the identified priorities determined for the City of Bentonville, strategies will be implemented to meet underserved needs, foster and maintain affordable housing, reduce the cost burden placed on low-to-moderate-income residents, and enhance coordination between public and private housing initiatives. The City will partner with other city agencies, regional and state agencies, fair housing advocates, service providers, lender, funders, and investors.

Actions planned to address obstacles to meeting underserved needs

One of the biggest obstacles to meeting underserved needs is the 15% cap on service projects. Due to the development pattern of Bentonville over the last decade, rents and home prices have increased dramatically, which has in turn increased the cost burden all around. Items that fall under services have a large impact on reducing the overall cost burden on families that fall in the low-to-moderate-income bracket. We have to be very careful on who we can provide a service to as our cap eliminates us from helping everyone that applies and qualifies for help. Even raising the cap to 20% would give us the additional funds we need to provide a larger scope of underserved needs of our community. The City will plan to, when feasible, work with area non-profits to leverage the City's Community Development Block Grant (CDBG) funding. We also know where other agencies might have funds available where we can send people to those agencies to seek help when funding is not available through the City of Bentonville.

Actions planned to foster and maintain affordable housing

The City is taking action to foster new affordable rental and homeownership housing opportunities in Bentonville. The Community Development Block Grant (CDBG) Administrator is working with the Community Development Department and the finding from the City's Affordable Housing Workgroup on ways we can make it easier for the development of affordable homes through partnerships and offering incentives for the developer to be profitable in building affordable housing.

Actions planned to reduce lead-based paint hazards

The City of Bentonville does not currently have its own housing rehabilitation program. We will work with our local organizations to ensure that any rehabilitation projects they pursue meet the State and Federal requirements, making houses lead safe.

Actions planned to reduce the number of poverty-level families

The City of Bentonville knows that to reduce the number of poverty-level individuals and families, we must increase the opportunities for the low-to-moderate-income by creating jobs and workforce development as well as providing essential services, educational outcomes, housing security and affordability, and economic security. Using our CDBG funding we will work to build programs that promote a stable living environment and reduce dependency. We know housing is a significant financial burden. We will work to provide assistance to help the low-to-moderate-income remain in their homes through

various means. The City will continue to work to maximize program dollars and opportunities in neighborhoods with the greatest number of low-to-moderate-income residents. The City will also work to provide services such as transportation assistance, and child care to our low-income individuals and families.

Actions planned to develop institutional structure

The City of Bentonville is the lead administrative agency for the CDBG Program. The Mayor, Finance Department, and CDBG Administrator provide fiscal and regulatory oversight of all CDBG funding sources and their federal grant. The Administrator is responsible to see that all reports are submitted timely. These reports include HUD-272, Federal Cash Transaction Report, HUD-2516 and 2516-A, Contract and Subcontract Activity, HUD-471, Semi-Annual Labor Standards Enforcement Report, and Section 3, Summary Report. The Section 3 is submitted with the Consolidated Annual Performance Review (CAPER) each year. The City of Bentonville also acts as the final authority for the appropriation of funds for Annual Action Plan activities following recommendations to the Bentonville City Council. Within each of the funding areas where the City is partnered with a non-profit agency, all activities will be completed and managed with those agencies involved.

Actions planned to enhance coordination between public and private housing and social service agencies

Public and private agencies are collaborated with in developing the City's Consolidated Plan. City department heads, Mayor, and City Council are also involved in the Consolidated Plan development. The City of Bentonville is limited in resources to address all the priorities identified. Because of this collaboration will be important to be most efficient in meeting the needs of our citizens. The City will continue to build on and leverage partnerships for future program years.

Discussion:

The City is committed to continuing its participation with Federal, State, and local agencies, as well as local organizations to reach the needs of low-to-moderate-income individuals and families in the City of Bentonville. The City will continue to work to support improvements and services for our low-to-moderate-income residents.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Appendix - Alternate/Local Data Sources

1	Data Source Name Point-In-Time Count List the name of the organization or individual who originated the data set. The point in time count for the homeless in the Northwest Arkansas area was done by the University of Arkansas in Fayetteville, Arkansas and was done in January 2023. This count is done every year. Next count will be done in January 2024. Provide a brief summary of the data set. This count provided the City with information concerning numbers homeless, how long they were homeless, whether they were married or single, how long they had been homeless and if this was the first or multiple times they had been considered homeless. What was the purpose for developing this data set? The data was developed to assist the cities in Northwest Arkansas to be able to target their homeless and work as a region to eradicate homelessness. How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data would not be 100% accurate, but is a pretty good count of the number of homeless in Northwest Arkansas. All the counts were done in the urban areas so would not reflect rural homelessness. What time period (provide the year, and optionally month, or month and day) is covered by this data set? The homeless count is done in January every other year. The last count was done in 2023, but all data used in this Plan was from 2022. The 2023 Point-In-Time Count data will not be released prior to submission of this Consolidated Plan. Next count will be done in 2024. Count is usually done the third week in January. What is the status of the data set (complete, in progress, or planned)? The data sets for 2022 are complete and were provided to the City of Bentonville prior to the development of the 2023-2027 Consolidated Plan.
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NW 9th and A Townhomes

Northwest A and Northwest 9th Streets

PC Date: 6/20/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	LSD22-0041
Applicant / Current Owner	Ecological Design Group/Constellation Properties, LLC
Site Area	+/- 0.62 acres
Current Zoning	PRD, Planned Residential Development
Future Land Use Map Designation	Medium-Density Residential (MDR)
Development Type / Use	Townhomes
Related Project(s)	PRD22-0002, PLA22-0030

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at the Northwest corner of Northwest A Street and Northwest 9th Street. It is currently zoned PRD, Planned Residential Development (approved PRD22-0002 11/01/2022) with a Future Land Use Classification of Medium-Density Residential (MDR). This property presently has a single-family home.

Project Details

This project is a large-scale development proposing the construction of a two-story, 10-unit townhouse development. 22 parking spaces are provided as part of 10 two-car garages. Sidewalks and site amenities are provided per the requirements of the Land Development Code.

The proposal provides pedestrian connection via the existing sidewalk to the south and new landscaping per the requirements of the Land Development Code. The project also complies with Master Street Plan requirements.

This project meets the material requirements that were approved with the PRD in November. The elevations provided in the packet are the same as those presented and approved at the PRD stage. The primary materials are fiber cement siding, wood siding, stucco, and stone.

Projected Traffic Impact

The proposed development will constitute an increase in intensity from the current single-family home, although the traffic impact will likely be minimal. Adequate street connectivity in this neighborhood, as well as connectivity to the existing sidewalk infrastructure serving nearby residential areas to the north should mitigate some effects of additional traffic.

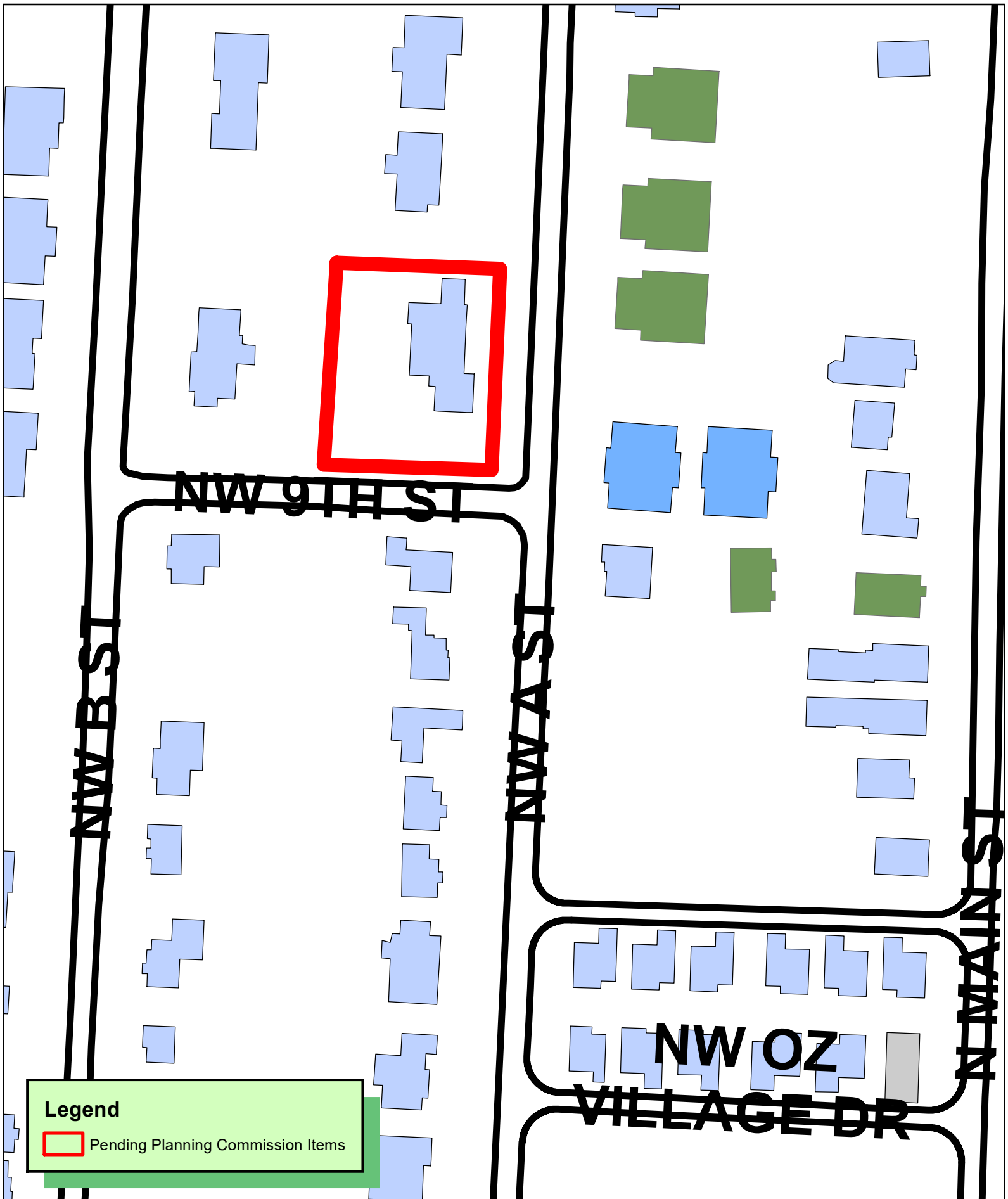
Waivers

1. No waivers are associated with this request.

Conclusion

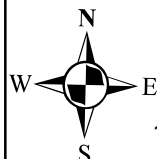
The proposed large-scale development meets the minimum requirements of the Land Development Code and the approved PRD. As the PRD was recently reviewed and approved by Planning Commission last November, staff would not suggest amending the materials at this time.

Staff recommends approval of this LSD in accordance with the previously reviewed and approved PRD.



Legend

 Pending Planning Commission Items



LSD22-0041 9/6/22
LARGE SCALE DEVELOPMENT
NW 9TH ST & NW A ST TOWNHOMES



€1.00

C:\Users\Akins\Documents\22022_903 NW A ST_Bentonville_AR_R20_akinsjPA6HD.rvt



EXTERIOR MATERIALS SCHEDULE			
NO.	MATERIAL	MANUFACTURER	COLOR
FC-1	FIBER CEMENT SIDING	JAMES HARDIE OR SIMLAR	EURO CHANNEL HORIZONTAL - DARK GRAY
FC-2	FIBER CEMENT PANEL	JAMES HARDIE OR SIMLAR	ARCHITECTURAL PANELS - LIGHT GRAY
WD-1	WOOD SIDING	BUFFALO LUMBER CO. OR SIMILAR	CEDAR SIDING - SHIP LAP
ST-1	STUCCO		DARK GRAY
VS-1	VENEER STONE	NORSTONE	"PLANC" HONED BASALT

EXEMPT FROM LARGE SCALE DESIGN STANDARDS PER SECTION 1100.21 C EXEMPTION 1.

Downtown Neighborhood (DN) districts. Development that is subject to the design standards for the DN-2 zoning districts, which have specific site and architectural design standards established in Section 1100.22, Downtown Neighborhood (DN) districts design standards, shall be exempt from section 1100.21





Starbucks

Southwest Regional Airport Blvd. &
Southwest Sunbrooke Street

PC Date: 6/20/2023 , 7/5/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	CU23-0023
Applicant / Current Owner	Ken Booth/Bella Terra LLC
Site Area	+/- 2.15 acres
Current Zoning	C-1, Neighborhood Commercial
Future Land Use Map Designation	General Commercial (C)
Requested Use	Drive-Thru Service
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at the Southeast corner of Southwest Regional Airport Blvd. and Southwest Sunbrooke Street. The property is currently zoned C-1, Neighborhood Commercial. The applicant is requesting the conditional use permit for a drive-thru service that is associated with a proposed coffee shop.

Proposed Use Description

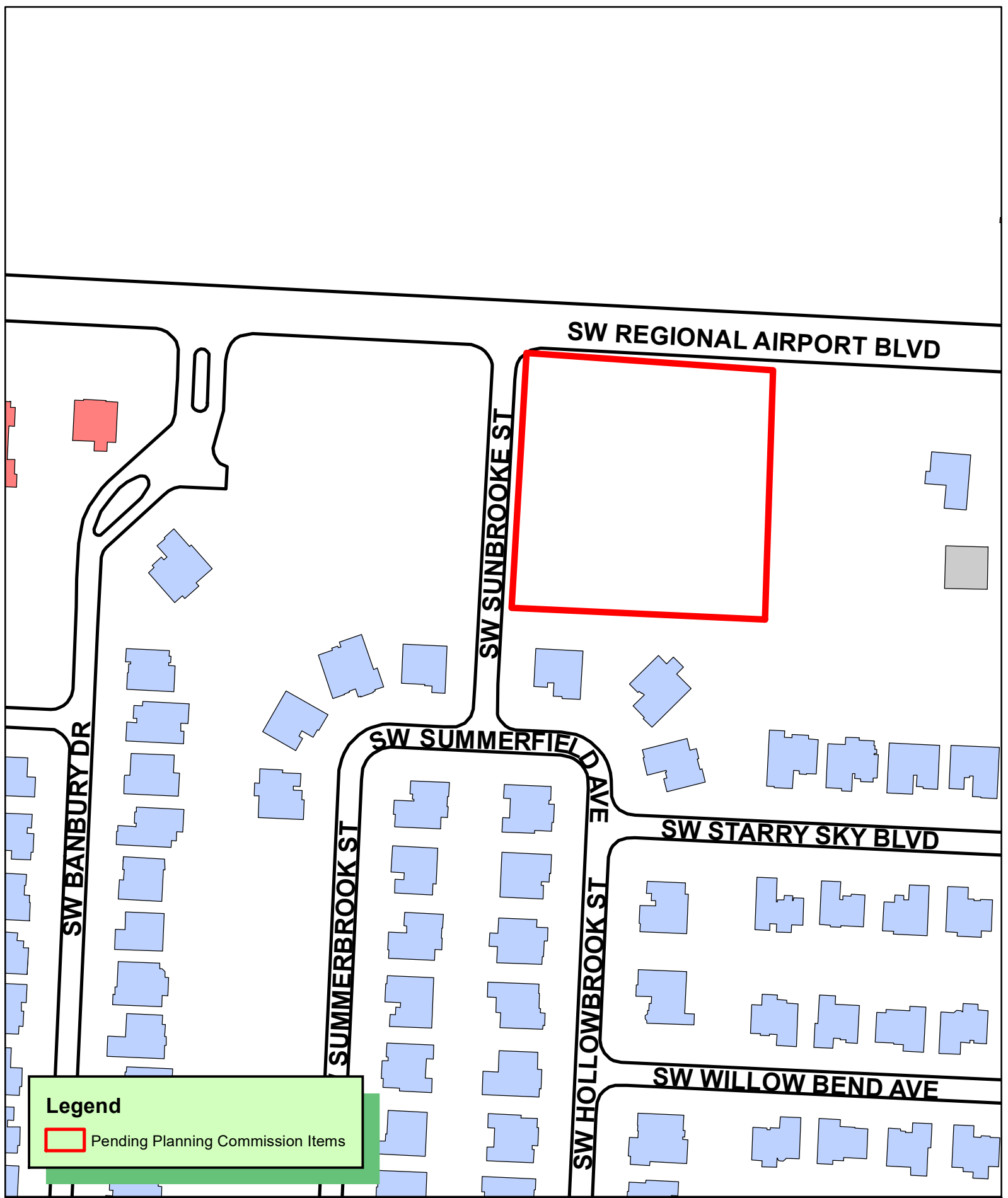
The applicant states the proposal for the conditional use permit is to allow for a drive-thru use to be associated with a coffee shop. The applicant states that the use will be operated 5:30 AM to 10:00 PM each day. They anticipate providing 30 parking spaces, with 20 spaces for drive-thru stacking. Lastly they state they have not determined average number of patrons, but anticipate 5-10 total employees.

Public Notice

Staff has NOT received public comment regarding this request.

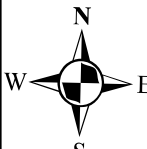
Conditions of Approval

1. This Conditional Use Permit shall be valid for 5 years from the date of issuance.
2. The applicant shall obtain LSD approval to develop the site.
3. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
4. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.



Legend

 Pending Planning Commission Items



1 inch = 150 feet

CU23-0023
CONDITIONAL USE
EDENS BROOKE SUB PH 3
LOT 1



June 9, 2023

Project # 23025

RE: Conditional Use Amendment Request
C1 Zone - Lot 1 of Eden's Brooke Subdivision Phase III
SW Regional Airport Blvd., Bentonville Arkansas

Bentonville Planning Commission:

Bella Terra, L.L.C., the Landowner, and Blue Whale Development, Developer, hereby requests a conditional use to allow a proposed coffee shop with a drive-through service area on Lot 1 of Eden's Brooke Subdivision Phase III. The lot exists and has been undeveloped since its inception in 2006.

This request is to allow for Drive-through operation, which is not currently allowed in a C1 zone. A Large-Scale Development plan will be submitted for review of the design criteria on the development. The particulars of the drive-through, the layout, and parking needs of the site design will be submitted with the Large-Scale Development plans for review and approval for the Conditional Use to be activated. The below items will be determined and set with the Large-Scale plans.

- Proposed Use – Drive-through service-oriented operation for coffee sales
- Hours of operation –
 - Monday – Thursday 11:00 am - 11:30 pm
 - Friday and Saturday 11:00 am - 12:00 am
 - Sunday 11:00 am - 11:30 pm
- Vacant lot, new construction, will require a Large-Scale Development Plan submittal
- Parking – 30 parking spaces plus 20 drive-thru area stacking
- Outdoor lighting - will be established with the LSD to meet Bentonville specifications.
- Anticipated patrons – Undetermined
- Number of employees – between 5 and 10
- The Covenants for Eden's Brooke Phase III has been reviewed and there is no mention of restrictions on the commercial lots.

We appreciate your consideration.

Sincerely,

Ken Booth

Project Manager

kbooth@sandcreek.us

SOUTHWEST REGIONAL AIRPORT BOULEVARD
56' ASPHALT ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

304.68'

30" UTILITY ESMT

50' BUILDING
SETBACK



SCALE: 1" = 40'

Blue Whale Delevopment
1400 W. Markham, Suite 204
Little Rock, AR 72201
(501) 944-5858



SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

20' UTILITY EASEMENT

282.16'
SOUTHWEST SUNBROOKE STREET
36' ASPHALT ROAD
52' PUBLIC RIGHT-OF-WAY

15

12

PROPOSED
STARBUCKS
2,540 SF

50' WATERLINE EASEMENT
PLAT 2006, PG. 922
PLAT BOOK 2017 AT PAGE 330

42.36'

39.5'

78'

8"SS

8"SS

25'BS

74.9'

25'



Cimuca Coffee Roasting

40 Valley View Circle

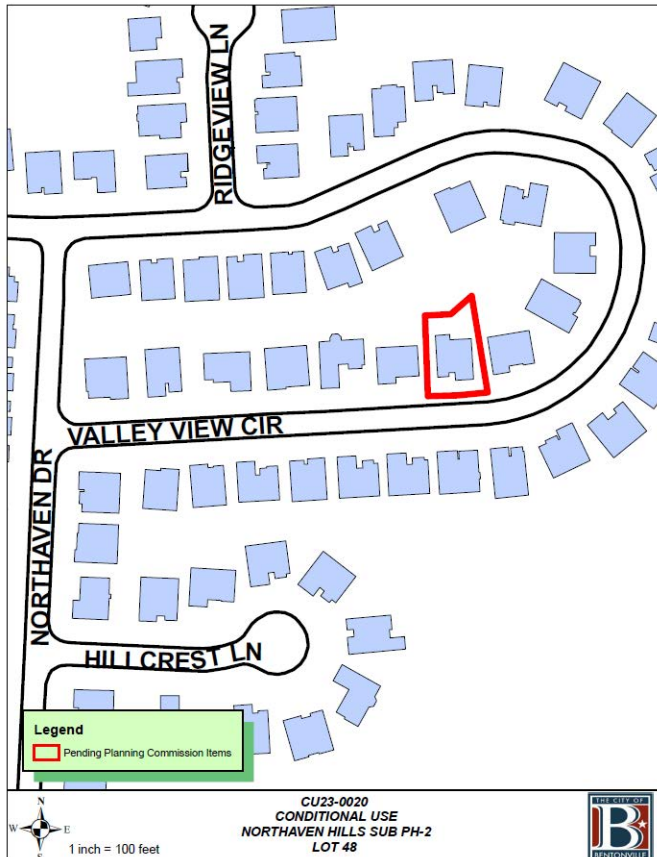
PC Date: 6/20/2023, 7/5/2023

Reviewer: Bradley Gavrielides Planning Technician

Project Number	CU23-0020
Applicant / Current Owner	Aurelian Cimuca
Site Area	+/- 0.19 acres
Current Zoning	R-1, Low Density Single Family Residential
Future Land Use Map Designation	Low-Density Residential (LDR)
Requested Use	Coffee Roasting (Home Occupation – Type B)
Protective Covenants	N/A

<https://arcg.is/08HvK8>

Location Map



Property Description

This property is located at 40 Valley View Circle. The property is currently zoned R-1, Low Density Single Family Residential. The applicant is requesting the conditional use permit for a home occupation to allow a coffee roaster in the garage with online sales.

Proposed Use Description

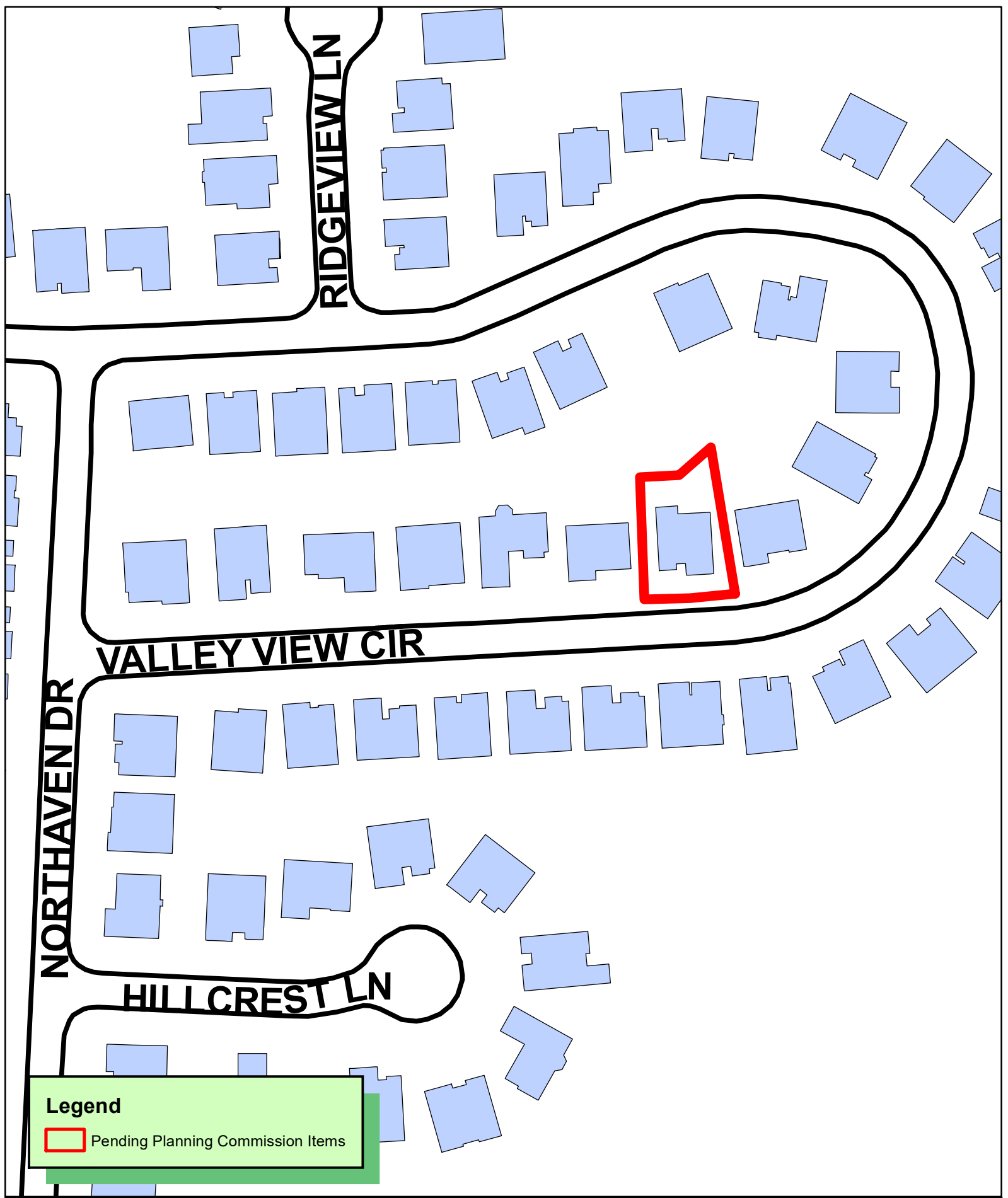
The applicant states the proposal for the conditional use permit is to allow for a Coffee Roasting business (Home Occupation – Type B) which will allow them to roast coffee beans and sell them online. The applicant states that they will roast beans mostly on Saturday and Sunday, with occasional roasting during the week if demand is high. There are no parking needs expected due to online sales. The applicant will be the only employee.

Public Notice

Staff has NOT received public notice regarding this request.

Conditions of Approval

1. This Conditional Use Permit shall be valid for 1 years from the date of issuance.
2. Any changes in scope, use, or ownership, may require a new Conditional Use Permit. In addition, the Planning Commission has the ability to hold a public hearing on or revoke the Conditional Use at any time.
3. The applicant shall coordinate with the Bentonville Building and Fire Safety Department for any additional permitting requirements.



NARRATIVE

Home Occupation – Coffee Roasting with Online Sales

Address: 40 Valley View Cir, Bentonville, AR 72712

Legal Description: Lot 48, Northaven Hills Subdivision, Phase H, to the City of Bentonville, Benton County, Arkansas, as shown in plat record 22L at pages 78 and 79

Proposed use and reason for the proposed use:

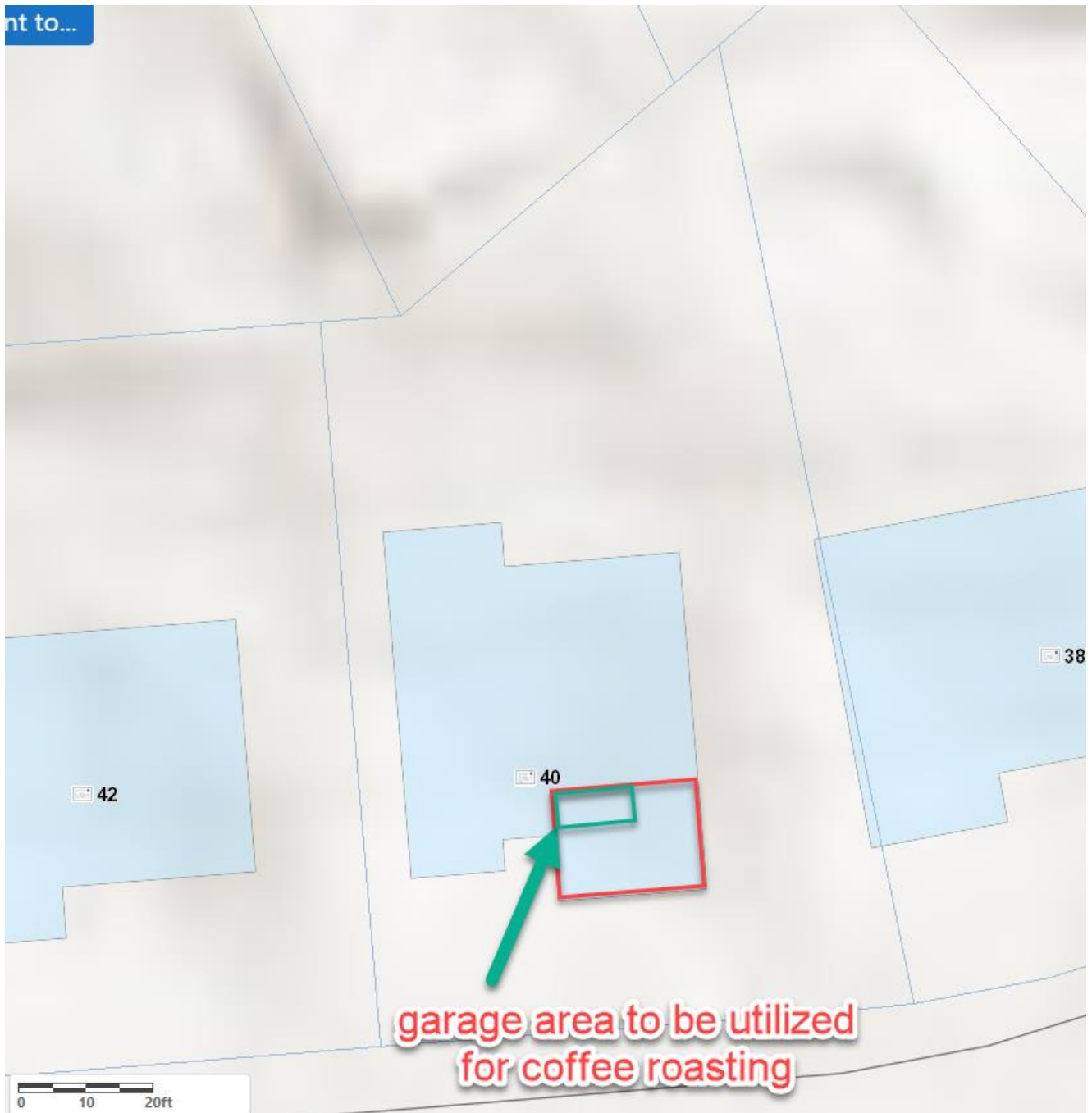
I propose to use a section of my garage to operate a coffee roasting business with online sales. I will use the space in my garage to roast coffee and package individual coffee bags.

I am aware of Municipal Code Sec. 601.12 (b) (2) *The home occupation does not create noise, vibration, glare, fumes, electromagnetic interference, odors, or air pollution outside a structure.*

From my point of view, my coffee roaster will not produce any more or different odors/fumes than a traditional oven/range vent hood or even a fireplace.

- Site plan drawn to scale designating the property lines, existing structure(s), proposed structure(s), and indoor and outdoor areas to be utilized
 - *(See on next page below)*
- Hours of operation, including days of the week
 - *Coffee Roasting will be mainly on Saturday and Sunday mid-day after receiving orders throughout the week. Occasionally during weekdays mid-day if necessary*
- Indoor and outdoor areas to be utilized
 - *Sectioned off section of existing garage*
- Planned indoor and outdoor structural changes
 - *N/A*
- Parking needs required for the proposed use including existing and proposed-provide sketch of traffic flow and parking pattern (if applicable)
 - *N/A*
- Planned outdoor lighting changes
 - *N/A*
- Anticipated patrons, clients, deliveries, and/or customers (average per day)
 - *All customer interaction will be online*
 - *Raw unroasted beans will be delivered via traditional shipping service (UPS, FedEx, USPS) NOT freight*
- Proposed number of employees
 - *N/A, business will be sole proprietor with property owner as coffee roaster*
- Photographs of the property
 - *(See on next page below)*

nt to...





**PROPOSED GARAGE AREA
FOR COFFEE ROASTING**





Phillips Park

Southeast 28th Street and Southeast C Street

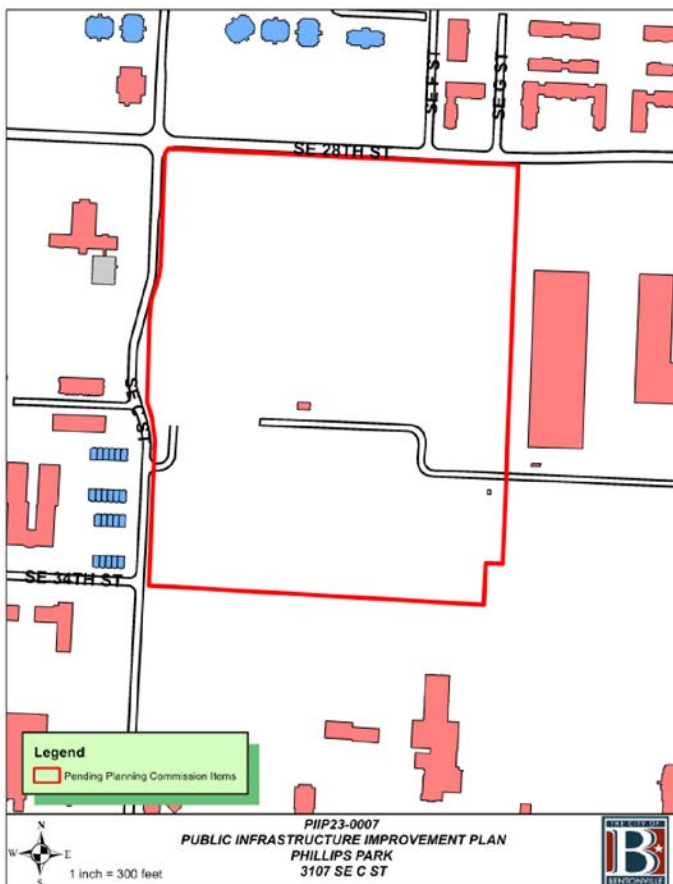
PC Date: 7/5/2023

Reviewer: Keegan Stanton, Senior Planner, AICP

Project Number	PIIP23-0007
Applicant / Current Owner	City of Bentonville
Site Area	+/- 48.04 acres
Current Zoning	A-1, Agriculture
Future Land Use Map Designation	Parks & Open Space
Development Type / Use	City Park (Ballfields)
Related Project(s)	None

<https://arcg.is/08HvK8>

Location Map



Property Description

This project is located within the existing boundaries of Phillips Park, along Southeast 28th Street and Southeast C Street.

Project Details

This project is a public infrastructure improvement plan that is composed of a renovation to the site layout and features of Phillips Park.

The proposal provides for the creation of nine (9) new ballfields to be constructed along with additional parking facilities. In total, 603 parking spaces are provided that includes new parking and the preservation of the existing lot off of 28th Street.

Adequate fire access will be provided for access to the concession and maintenance structures that are to be built. 3 means of access to the site are provided, with one additional being constructed along C Street.

Projected Traffic Impact

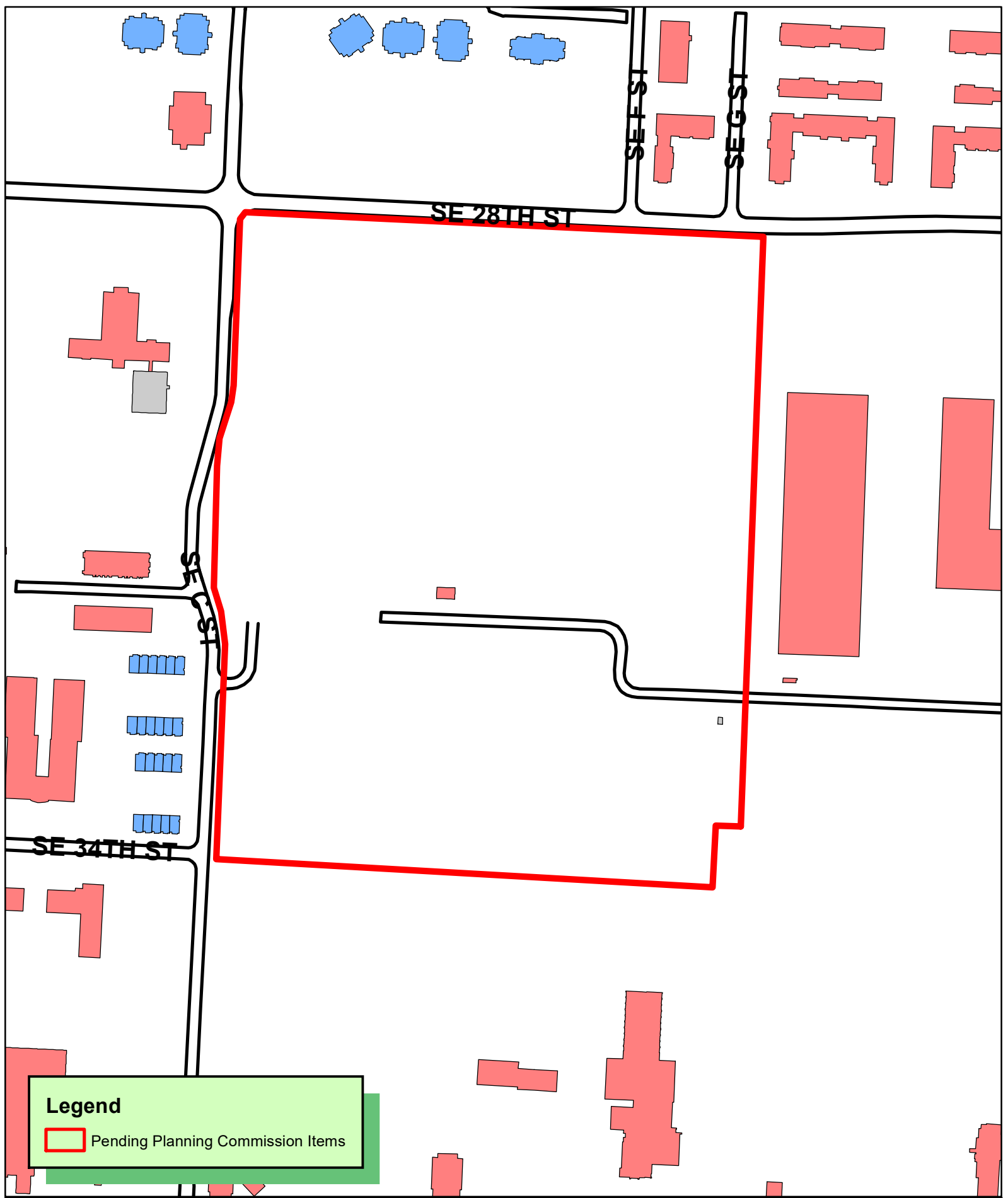
It is likely that both pedestrian and bicycle traffic will be increased along this corridor and adjacent streets as people access the park. Vehicle traffic will likely be generated during weekends and warm weather months most frequently. C Street is slated to become a bicycle corridor which would allow for bicycles to replace vehicle trips upon that project's completion.

Waivers

No waivers are associated with this request.

Conclusion

This item is coming before Planning Commission as an informational item only. This project will not require a vote of the Planning Commission. Due to its significance, staff felt it prudent to present the item to Planning Commission.



Legend

 Pending Planning Commission Items

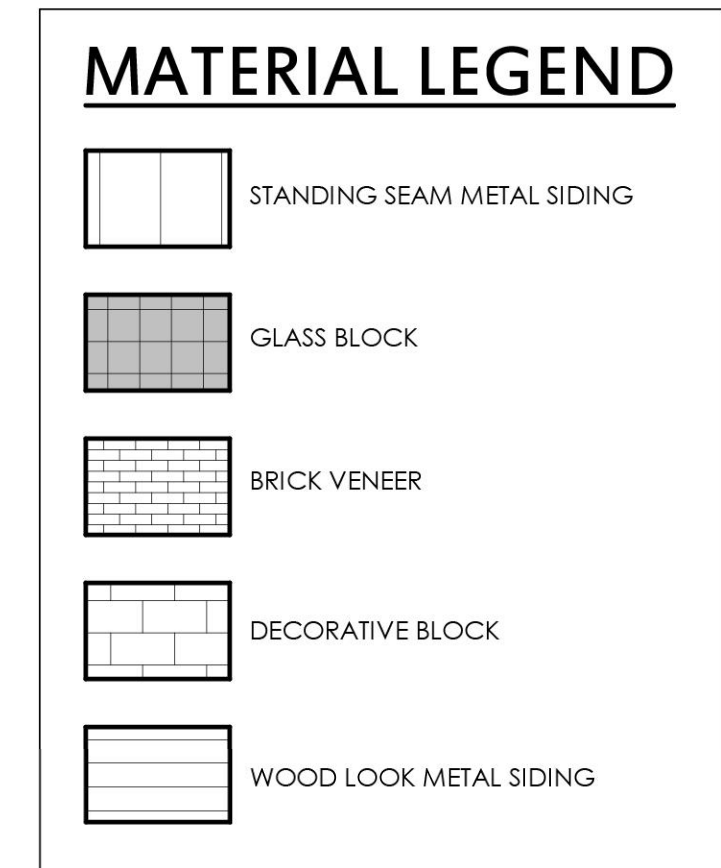

1 inch = 300 feet

PIIP23-0007
PUBLIC INFRASTRUCTURE IMPROVEMENT PLAN
PHILLIPS PARK
3107 SE C ST

198







BRICK VENEER	1123	65%
GLASS BLOCK	55	3%
WOOD LOOK SIDING.	60	3%
BURNISHED BLOCK	498	29%
TOTAL	1736 sq. ft.	100%



BRICK VENEER	496	26%
METAL PANELS	1390	74%
TOTAL	1886 sq. ft.	100%



BRICK VENEER	269	72%
GLASS BLOCK	96	26%
METAL PANELS	8	2%
TOTAL	373 sq. ft.	100%



BRICK VENEER	361	27%
METAL PANELS	993	73%
TOTAL	1354 sq. ft.	100%



BRICK VENEER	184	26%
METAL PANELS	523	74%
TOTAL	707 sq. ft.	100%



BRICK VENEER	244	70%
GLASS BLOCK	95	28%
METAL PANELS	6	2%
TOTAL	345 sq. ft.	100%



BRICK VENEER	213	25%
METAL PANELS	637	75%
TOTAL	850 sq. ft.	100%



BRICK VENEER	176	26%
METAL PANELS	493	74%
TOTAL	669 sq. ft.	100%

[illegible]

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PROJECT NO: 21108300 _____
 ISSUE DATE: 03/29/23 _____
 CONTACT: W. BURGESS _____
 QC BY: _____
 QC DATE: _____

PRELIMINARY
 DRAWINGS

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 MAINTENANCE

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