



Bentonville Steering Committee Agenda, May 14, 2024

Members of the steering committee,

This meeting is to review recommended changes to the draft future land use map and place types ahead of public input, which will occur during June. We ask for your direction concerning the map, communications with the general public, and meaningful questions to ask along with public review of the maps.

Meeting Agenda

8:30am (20 mins)	Future land use schedule discussion <ul style="list-style-type: none">• June - public feedback• July - FLUP draft 1, virtual steering committee meeting week of June 15th• August - FLUP draft 2 and adoption process• Fall - begin work on the Unified Development Code (UDC)
8:50am (20 mins)	Place types discussion <ul style="list-style-type: none">• Terminology• Number of types• Graphics• Information to include for public review
9:10am (35 mins)	Review future land use map (posters) <ul style="list-style-type: none">• Discuss comments made on Miro to date• Discuss additional considerations and changes
9:45am (15 mins)	Survey discussion <p>What should we ask the public in a survey accompanying the draft future land use map?</p>

Future Land Use Map

Centers

- Regional Employment (1,520 acres)
- Town Square (92 acres)
- Neighborhood (256 acres)

Neighborhoods

- Urban (516 acres)
- Traditional (3,000 acres)
- Suburban (6,800 acres)
- Suburban Multifamily

Corridors

- Transitional (1,382 acres)
- Suburban (852 acres)

Other

- Industry & Technology
- Civic
- Recreation and Outdoor Entertainment
- Rural

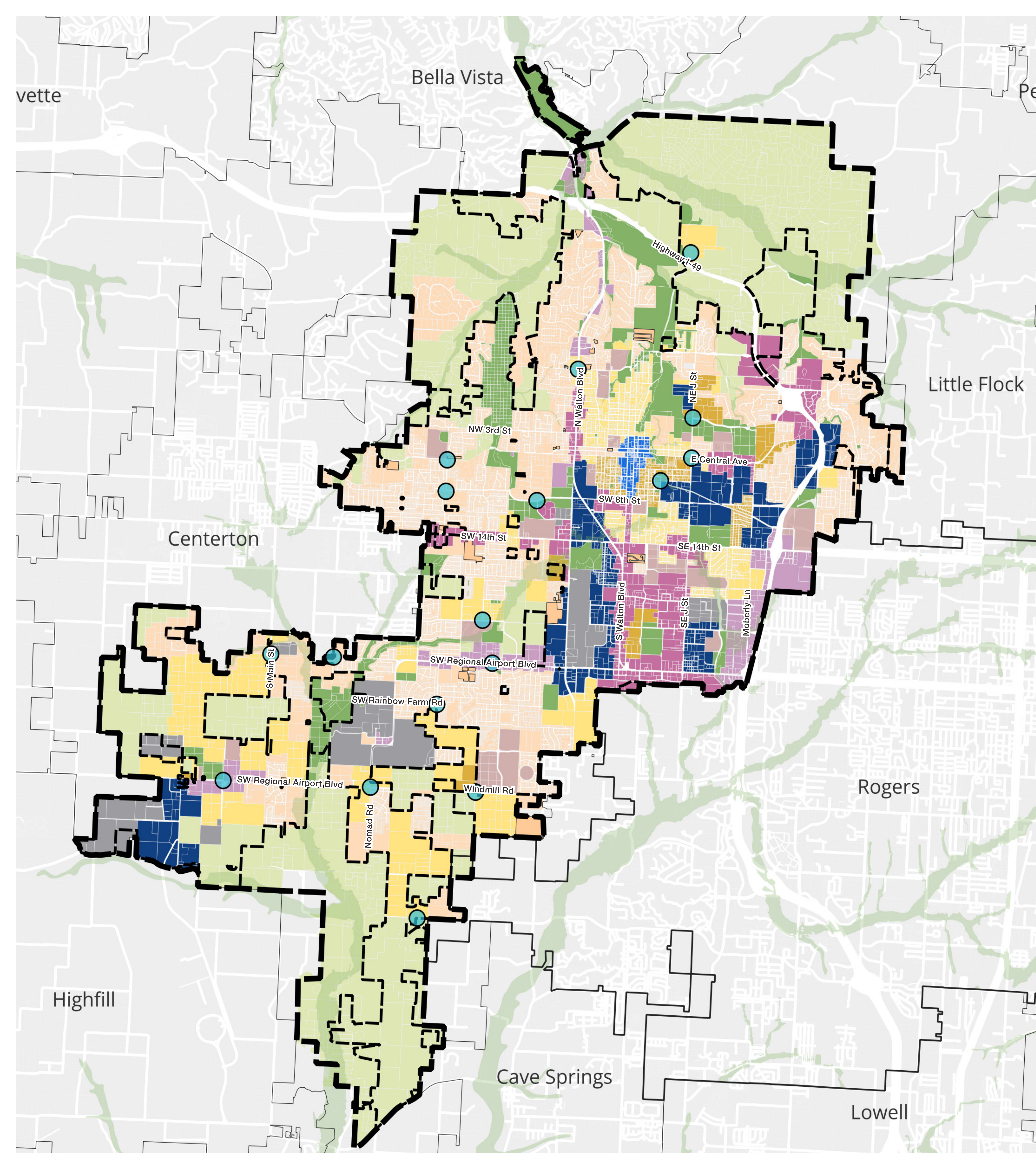
Boundaries

- City Boundary
- Planning Boundary



- Single-Family Detached
- Single-Family Attached
- Multifamily

0 1.5 mi 3 mi 4.5 mi



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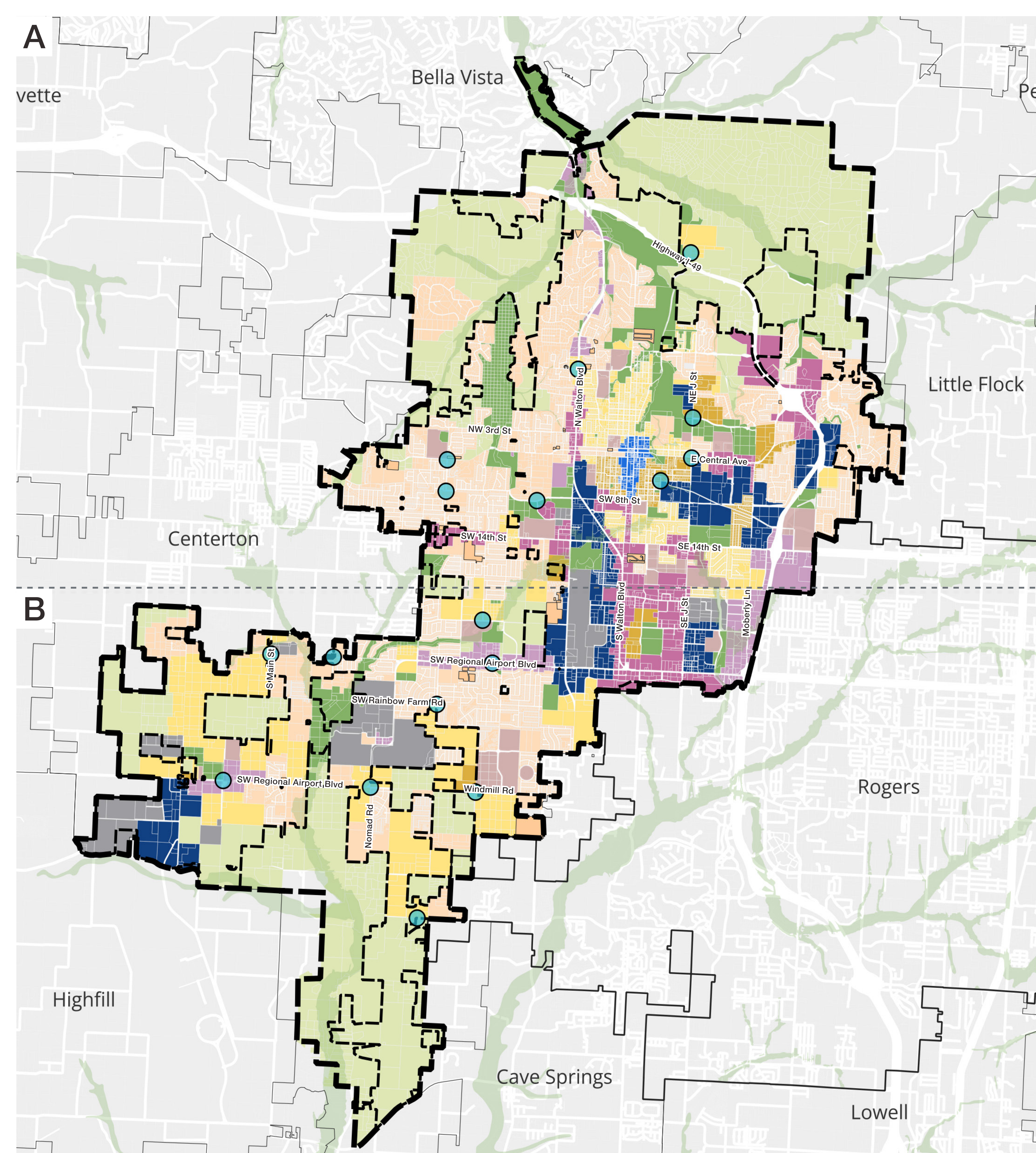
Boundaries

- City Boundary
- Planning Boundary



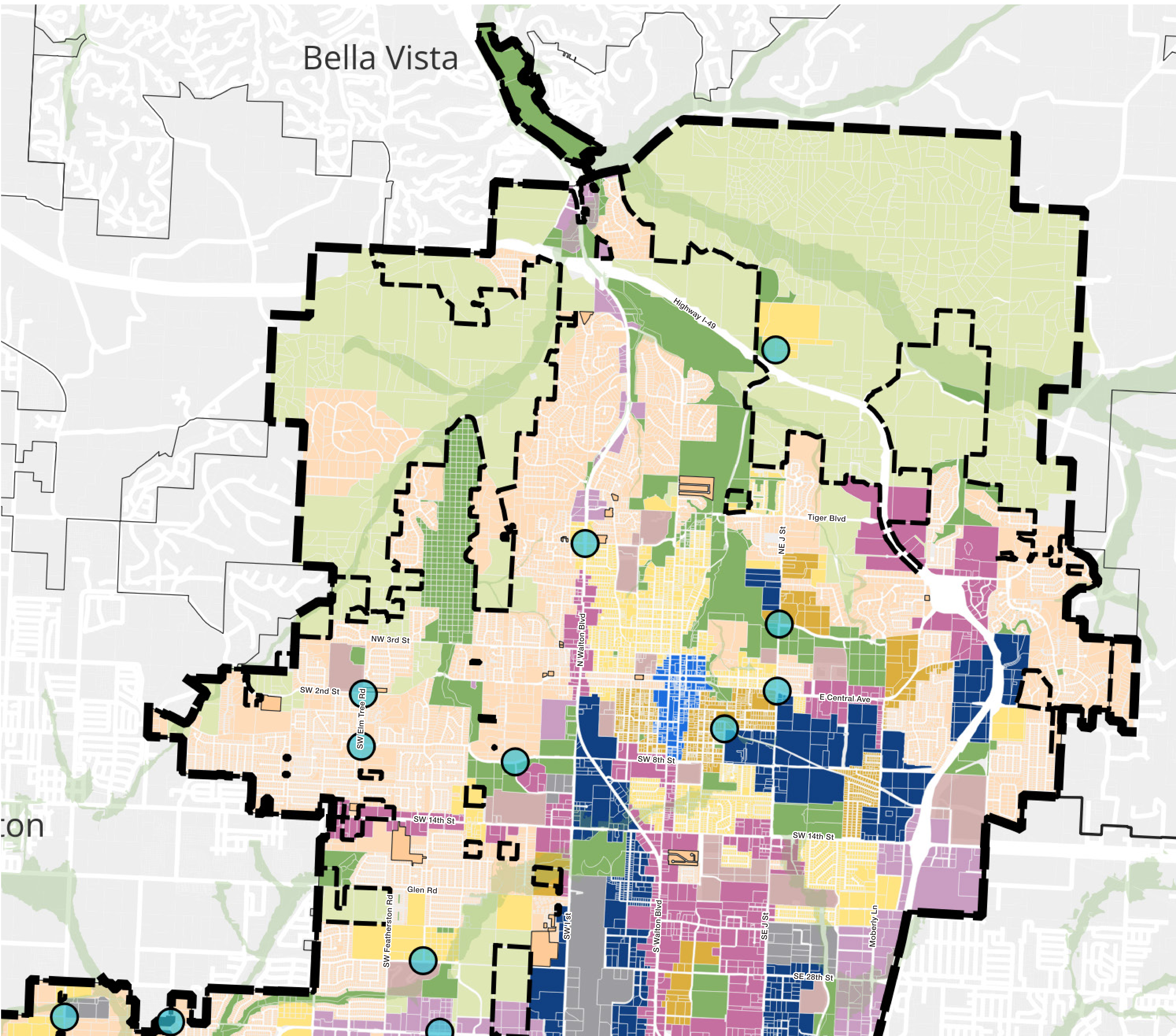
- Single-Family Detached
- Single-Family Attached
- Multifamily

0 1.5 mi 3 mi 4.5 mi



Future Land Use Map - Area A

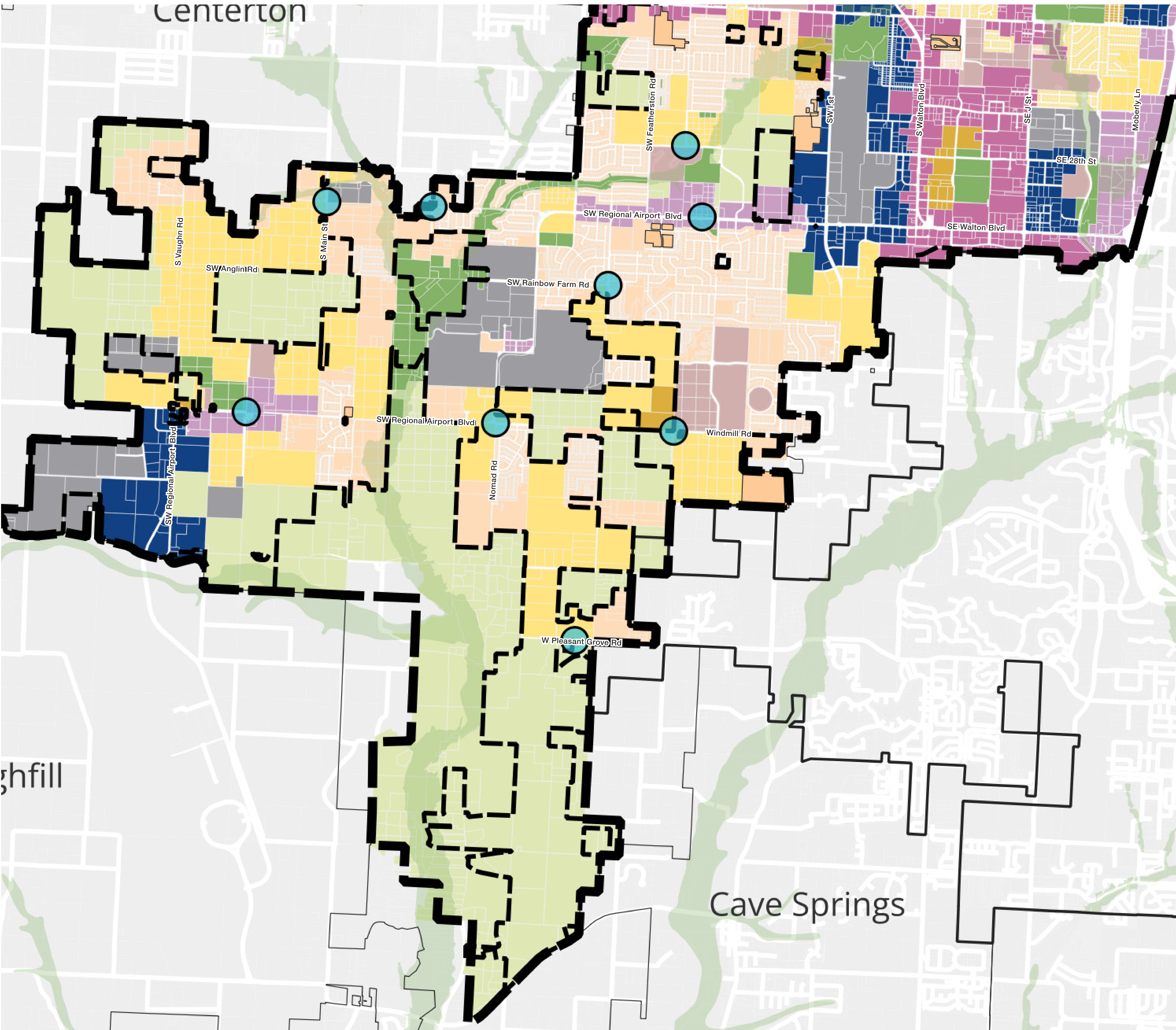
- Centers**
 - Regional Employment
 - Town Square
 - Neighborhood
- Neighborhoods**
 - Urban
 - Traditional
 - Suburban
 - Suburban Multifamily
- Corridors**
 - Transitional
 - Suburban
- Other**
 - Industry & Technology
 - Civic
 - Recreation and Outdoor Entertainment
 - Rural
- Boundaries**
 - City Boundary
 - Planning Boundary



Centerton

Future Land Use Map - Area B

- Centers**
 - Regional Employment
 - Town Square
 - Neighborhood
- Neighborhoods**
 - Urban
 - Traditional
 - Suburban
 - Suburban Multifamily
- Corridors**
 - Transitional
 - Suburban
- Other**
 - Industry & Technology
 - Civic
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 - Rural
- Boundaries**
 - City Boundary
 - Planning Boundary



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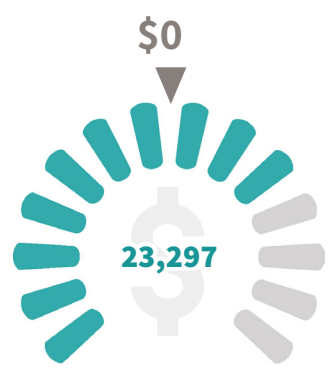
Cave Springs

PLACE TYPES

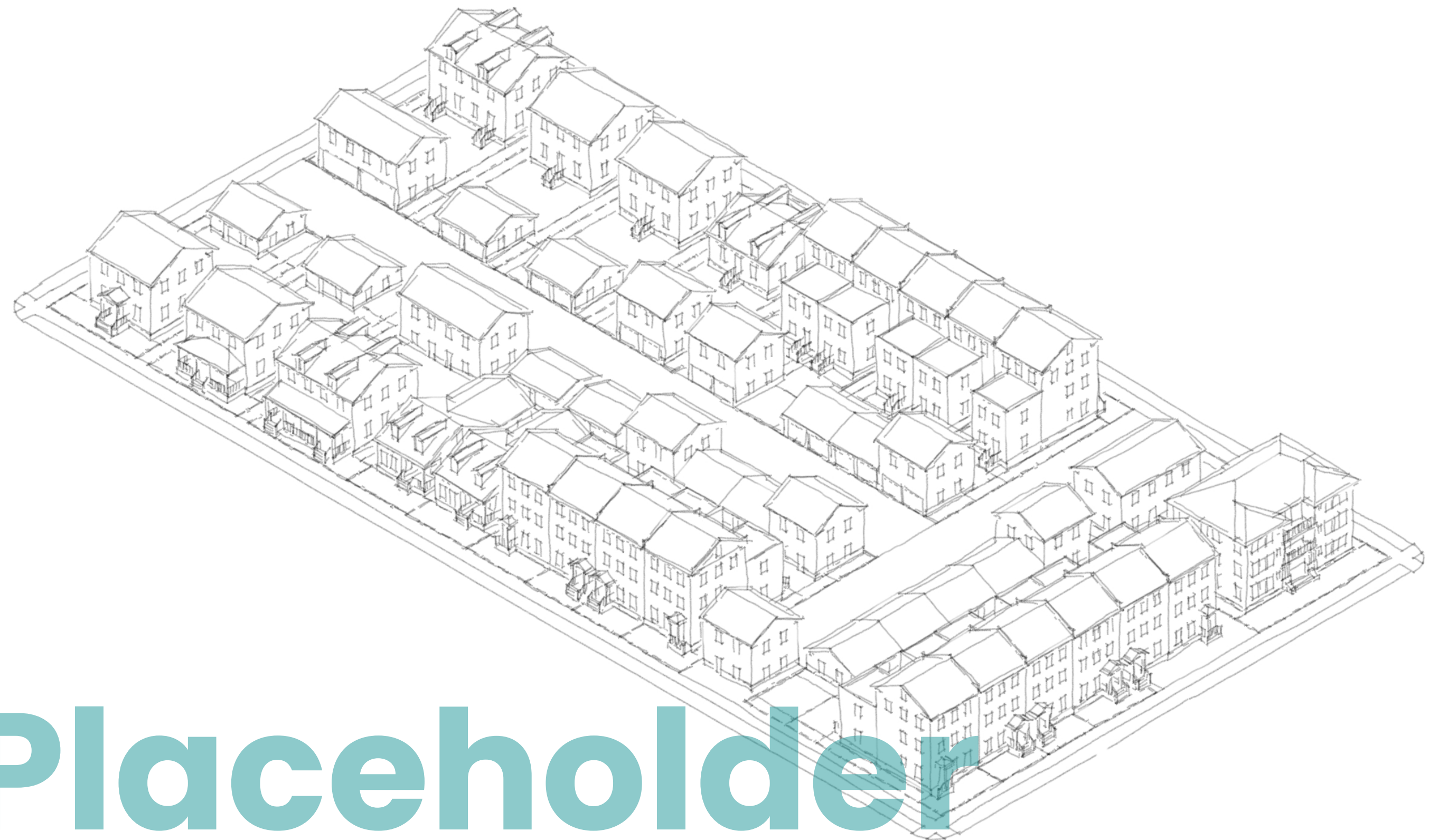
Neighborhoods

Urban Neighborhood

Urban Neighborhoods are usually located near Regional Centers and other places with a significant number of jobs, businesses, or entertainment, providing a lot of housing within easy walking distance. They are a more dense version of traditional neighborhoods, consisting of mostly multi-family housing at various scales and townhomes. Often, they retain some existing single family homes, but being located near desirable places to be, their property values are usually too high to remain low density. A small amount of retail is usually located within urban neighborhoods, providing convenient destinations for food, entertainment, and convenience goods at a smaller scale than establishments within centers. Financially, urban neighborhoods provide a strong contribution to the city's tax base, covering more than their costs. They perform well due mostly to a combination of higher density housing as well as some businesses.



Annual Net Contribution per Acre

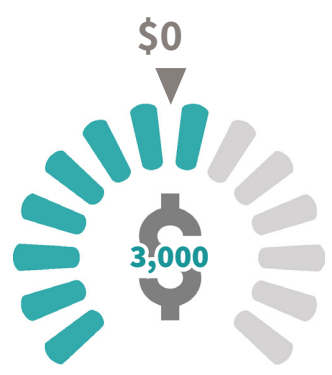


Placeholder

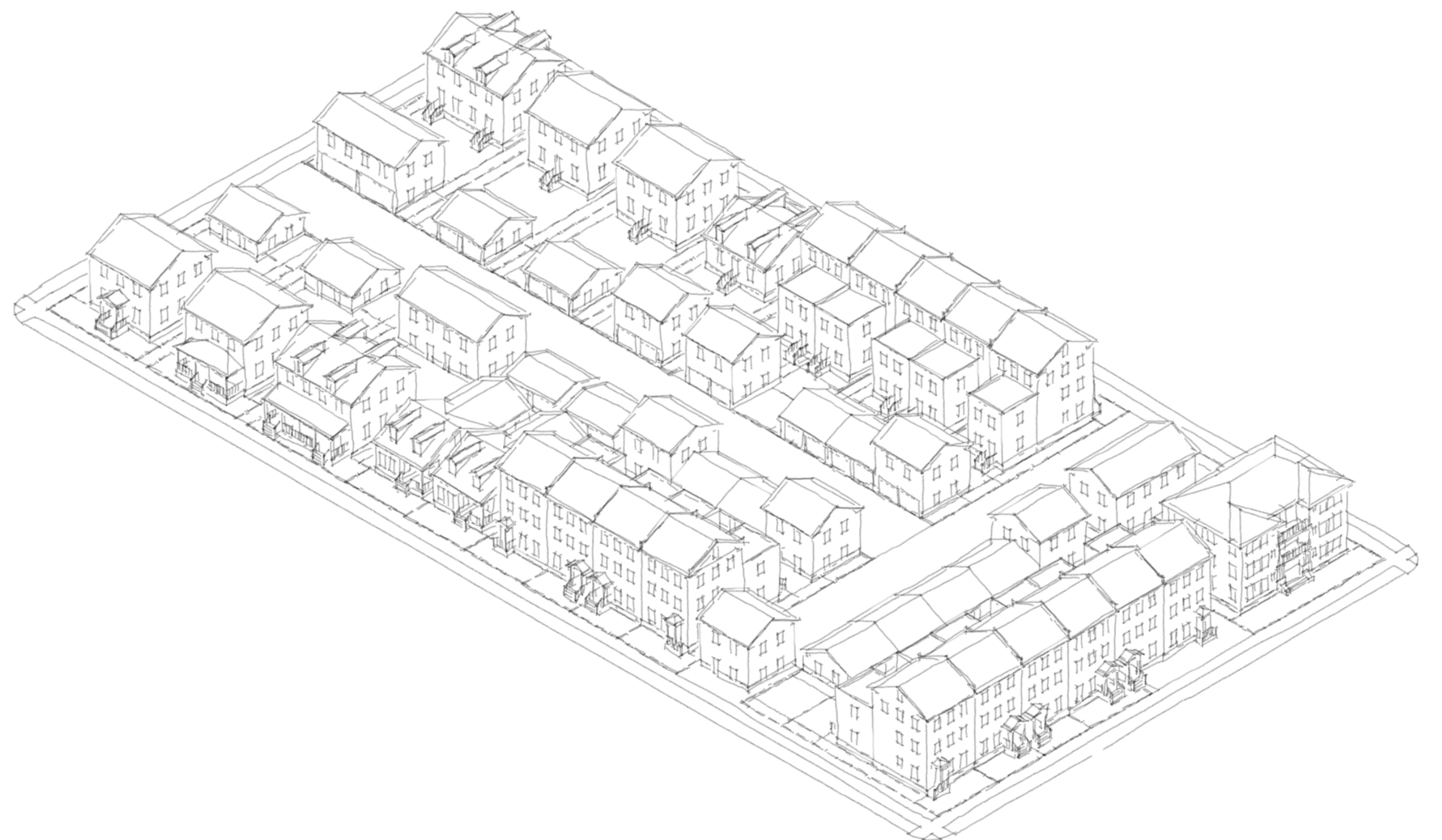
Urban Neighborhood

Traditional Neighborhood

Traditional Neighborhoods combine compatibly-scaled single family homes, townhomes, and apartment buildings in a neighborhood setting. They provide a high degree of housing diversity, allowing for more people of different circumstances to share the same neighborhood. Financially, traditional neighborhoods contribute enough to the city's tax base to cover their costs, and provide housing in a compact footprint, reducing the amount of land needed for growth.



Annual Net Contribution per Acre



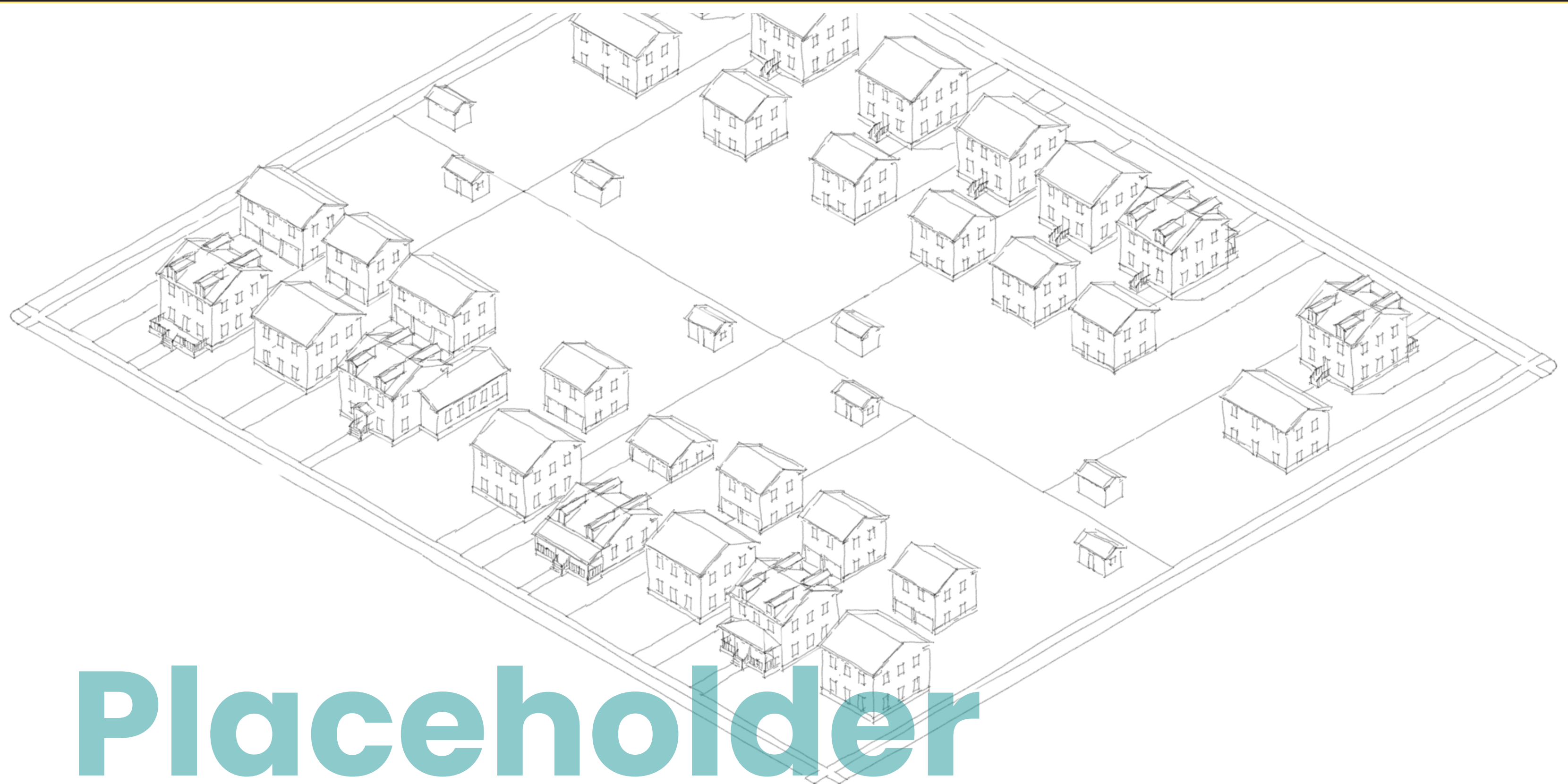
Traditional Neighborhood

Suburban Neighborhood

Suburban Neighborhoods, typically referred to as subdivisions, consist mostly of single family homes, often on larger lots. They are generally quiet areas more removed from most commercial areas. Family-oriented, often with large concentrations of children, suburban neighborhoods are often preferred by growing families. Because houses are on larger properties, buildings are more spread out and car trips are required for most needs. Suburban neighborhoods don't cover their own costs, but they provide housing needed for a large segment of the community, including families raising the city's future leaders.



Annual Net Contribution per Acre



Placeholder

Suburban Neighborhood