



**Committee of the Whole  
and  
City Council  
Meeting Agenda  
April 7, 2025  
April 8, 2025  
6:00 PM  
Bentonville City Hall**

Note – The public, members of the City Council, and City staff, may have the option to attend this meeting by remote means. For public health reasons, those who attend in person should keep in mind hygiene, the use of facial coverings, and social distancing.

Bentonville residents can make public comments in the following ways:

- Public comments can be made in person at the meeting which is held at 305 SW A Street in Council Chambers.
- Public comments can be submitted by email to [cc.comments@bentonvillear.com](mailto:cc.comments@bentonvillear.com) by at least 4:00 p.m. on the day of the meeting. This email includes the Mayor and City Council email addresses.
- Public comments can be made virtually by registering for the Council meeting at the Zoom link listed below. This requires you to register with your name, address, phone number and email address. The pre-existing limitations (3 minutes) and procedures concerning oral public comments will still apply.

\*If you would like to attend the Committee of the Whole Meeting virtually, please register at the following link by 4:00 p.m. on April 7, 2025: [Registration Link](#)

\*If you would like to attend the City Council Meeting virtually, please register at the following link by 4:00 p.m. on April 8, 2025: [Registration Link](#)

**Council Questions/Discussion Concerning the Business Meeting**

**Call to Order**

**Pledge of Allegiance**

**Moment of Silence**

**Roll Call**

**Approval of Minutes: March 11, 2025**

**I. Committee of the Whole - Monday Night Only Items**

1. **Bentonville Public Library: Financial Overview of Bentonville Public Library's Expansion / Renovation Project** **Informational**
  
2. **Electric Cost of Service Study - Informational Only** **Informational**
  
3. **Sewer Collection Analysis Presentation - Informational only** **Informational**
  
- II. New Business - Public Comment to be Heard with Agenda Item**
  
1. **Spring 2025 Upskill Update** **Informational**
  
2. **Proclamation to Celebrate National Library Week** **Proclamation**  
 Proclamation to Celebrate National Library Week.
  
3. **Proclamation Recognizing "National Public Safety Telecommunicator Week"** **Proclamation**  
 Proclamation recognizing the Bentonville Emergency Communications Center for "National Public Safety Telecommunicator Week"- April 13-19, 2025.
  
4. **Proclamation Recognizing "National Animal Control Officer Appreciation Week"** **Proclamation**  
 Proclamation recognizing the Bentonville Animal Services employees during "National Animal Control Officer Appreciation Week"- April 13-19, 2025.
  
5. **Resolution and Budget Adjustment Recognizing a Donation from the Bentonville Rotary Club** **Resolution \***  
 Resolution recognizing a donation in the amount of \$1,100.00 from the Bentonville Rotary Club. A budget adjustment is needed.
  
6. **Public Hearing and Ordinance Vacating Utility Easement (VAC25-0007)** **Ordinance\***  
 Public Hearing and approval of Ordinance vacating a Utility Easement Vacation located at Lot 1 of Mason Addition (VAC25-0007).
  
7. **Resolution Setting a Public Hearing to Vacate a Street Right of Way (VAC25-0009)** **Resolution \***  
 Approve Resolution to set a Public Hearing for April 22, 2025 to vacate Street Right of Way located at Lot 6 of Walmart Layout Subdivision (VAC25-0009).
  
8. **Resolution to Award Bid IFB-25-15 for Asphalt Materials - Quarter 2** **Resolution \***  
 Resolution awarding bid IFB-25-15 to Emery Sapp & Sons, Inc. per the unit prices attached for the purchase of asphalt materials as required for street surface repairs and street resurfacing. No budget adjustment is needed.

9. **Resolution Approving Addendum 7 to Master Development Agreement for Global Home Office Project** **Resolution \***  
 Resolution approving an addendum to the Global Home Office Project Master Development Agreement. No budget adjustment is needed.
10. **Resolution to Award Bid IFB-25-18 for Airport Mowing Services to Luttrell Enterprises** **Resolution \***  
 Resolution awarding bid IFB-25-18 for Airport Mowing Services to Luttrell Enterprises for bi-weekly mowing services at a price of \$5,326.91 per mowing cycle. No budget adjustment is needed.
11. **Resolution Approving VBT Hangar Development Project Access Road Change Order 05** **Resolution \***  
 A Resolution authorizing Change Order 05 with Sy-Con, for the VBT Access Road Change Order 05. No budget adjustment is needed.
12. **Ordinance Amending Municipal Code Article 14-XIII Creating a New Construction Board of Appeals** **Ordinance\***  
 An ordinance amending Bentonville Municipal Code Article 14-XIII Construction Appeals Board to create a new Construction Board of Appeals and set forth membership and meeting standards. No budget adjustment is needed.
13. **Resolution to Approve Substantial Amendment of the 2023-2027 Consolidated Plan - CDBG Program** **Resolution \***  
 A Resolution approving the substantial amendment to the 2023-2027 Consolidated Plan and 2023 Annual Action Plan (AAP) for the CDBG Program. A budget adjustment is needed to reallocate funds.
14. **An Ordinance to Repeal and Replace Ordinance 2005-147** **Ordinance\***  
 Repeal and replace Ordinance 2005-147 vacating a drainage and utility easement due to a scrivener's error of omitting a legal description. No budget adjustment is needed.
15. **Active Transportation Advisory Board Member Appointments** **Appointment**  
 City Council approval of Mayor Orman's recommendation to appoint Ashley Calderon, Monica Diodati, Steven George, Christina Johnson, Jocelyn Lampkin, Jason McCrory, Luke Powers, Shannon Reyenga, and Evan Springer to the Active Transportation Advisory Board. As well as the recommended appointment of Sadie Koudelka as an ex-officio member representing the Bentonville youth.
16. **Resolution Approving an Extra Work Authorization for the 'A' Street Promenade** **Resolution \***  
 Resolution authorizing the Mayor to enter into an amended agreement with Design Workshop, to design the turn-around on Blake Street and the A Street Promenade. No budget adjustment is needed.
17. **Resolution to Amend Contract from Bid Award IFB 24-56 - Skyline Printing Run Bentonville Hoodies** **Resolution \***

A resolution amending the contract with Skyline Printing, allowing for additional design, for the Bentonville Half Marathon hoodies. No budget adjustment is needed.

### III. Utility Board

1. **Resolution to approve Amendment 1 ARDOT Utility Relocation Agreement** **Resolution \***  
A Resolution authorizing the Mayor and City Clerk to enter into an agreement amendment with the Arkansas State Highway Commission and Olsson Engineering for relocation of utilities associated with ARDOT Project 090512 - Springdale Bypass - Hwy 12 P.E. Route 112, Section 2, Benton County. Utility Board approved 5-0. A budget adjustment is needed.
2. **Resolution Approving Water and Wastewater Capacity Fee Analysis** **Resolution \***  
A resolution authorizing the Mayor and City Clerk to enter into a professional services agreement with Raffelis Finances Consultants, Inc., in an amount not to exceed \$59,600.00, to perform a water and wastewater capacity fee analysis for the Water Utility. Utility Board approved 5-0. No budget adjustment is needed.
3. **Resolution to Award Bid IFB-25-32 IDIQ for Water and Sewer Maintenance Work** **Resolution \***  
A Resolution awarding bid IFB-25-32 to Hickman Underground, LLC, per the unit prices, in an amount not to exceed \$500,000.00. Utility Board approved 5-0. No budget adjustment is needed.
4. **Resolution Amending IFB-24-70 - IDIQ Water Service Line Replacement Agreement** **Resolution \***  
A Resolution amending the 2025 budget and authorizing the Mayor and City Clerk to amend the IDIQ contract for Mo-Ark Utilities, increasing the amount by \$500,000.00. Utility Board approved 5-0. A budget adjustment is needed.

### IV. Planning

1. **Property Line Adjustment - Lots 13 & 14, Block F of Orchard Addition** **Ordinance\***  
414/ 416 Southeast 6th Street **The Planning Commission voted 6-0, recommending approval.**  
  
An Ordinance Accepting A Property Line Adjustment Of Existing Lot 12 And The East Half Of Lot 2, Block F Creating New Lots 13 And 14, Block F Of Orchard Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
2. **Lot Split - Lots 18-22, Block 1 Young's Addition** **Ordinance\***  
305 Southeast F Street **The Planning Commission voted 6-0, recommending approval.**  
  
An Ordinance Accepting A Lot Split Of Lots 5, 6, And 7, Block 1 Of Young's Addition Creating New Lots 18-22, Block 1 Of Young's Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
3. **Lot Split - Lots 17 and 18, Block 15 of Demings 2nd Addition** **Ordinance\***  
504 Northwest B Street **The Planning Commission voted 6-0, recommending approval.**  
  
An Ordinance Accepting A Lot Split Of Lots 7 And 8, Block 15 Of Demings 2nd Addition

- Creating New Lots 17 And 18, Block 15 Of Demings 2nd Addition To The City Of Bentonville, Arkansas; And For Other Purposes.
4. **Rezoning - Emma Properties, LLC - I-2, Heavy Industrial to DE, Downtown Edge** **Ordinance\***  
 701 Southeast 5th Street **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of I-2, Heavy Industrial To DE, Downtown Edge; And For Other Purposes.
5. **Rezoning - Johnson - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential** **Ordinance\***  
 701 Southwest 2nd Street **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-1, Low Density Single Family Residential To DN-2, Downtown Medium-Density Residential; And For Other Purposes.
6. **Rezoning - Garrett - RE, Residential Estates to R-1, Low-Density Single-Family Residential** **Ordinance\***  
 1600 Northwest 3rd Street **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of R-E, Residential Estate To R-1, Low Density Single Family Residential; And For Other Purposes.
7. **Rezoning - Limestone LLC - Planned Unit Development (PUD), to R-3, Medium-High Density Multifamily Residential** **Ordinance\***  
 Southwest 41st Street and Southwest Ranch Road **The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Changing Real Estate In The City Of Bentonville, Arkansas, From Its Present Zoning Classification Of PUD, Planned Unit Development To R-3, Medium-High Density Multifamily Residential; And For Other Purposes.
8. **C3 Mixed Use Zoning District Amendment** **Ordinance\***  
**The Planning Commission voted 6-0, recommending approval.**
- An Ordinance Amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.05 Table Of Uses For Zoning Districts To Prohibit Gas Stations, Drive-In Restaurants, And Drive-Through Restaurants In The C-3 Mixed-Use Commercial Zoning District; And For Other Purposes.
9. **Lots 4-7 of the Reserve Subdivision** **Ordinance\***  
 Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road ([LS24-0031](#))

- 10. **Lots 28 and 29 of Quail Run Subdivision** **Ordinance\***  
 312 Quail Run Circle ([PLA24-0020](#))
- 11. **Lot 1 of LSP Addition** **Ordinance\***  
 3302 Southeast L Street ([PLA24-0034](#))
- 12. **Early Build Ordinance** **Ordinance\***
- 13. **Whitebox @ Market LLC** **Ordinance\***  
 801 SE G Street, 802 SE H Street ([RZ25-0012](#))  
**Rezoning:** R-1, Low-Density Single-Family Residential to DE, Downtown Edge
- 14. **Sumalinog** **Ordinance\***  
 804 SE H ST ([RZ25-0013](#))  
**Rezoning:** R-1, Low-Density Single-Family Residential to DE, Downtown Edge

**V. Other Business/Announcements/Comments**

**Adjournment**

**Public Comments Concerning Matters of City Related Business**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*



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		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

## PROCLAMATION

**WHEREAS:** Libraries spark creativity, fuel imagination, and inspire lifelong learning, offering a space where individuals of all ages can explore new ideas and be drawn to new possibilities; and

**WHEREAS:** Libraries serve as vibrant community hubs, connecting people with knowledge, technology, and resources while fostering civic engagement, critical thinking, and lifelong learning; and

**WHEREAS:** Libraries provide free and equitable access to books, digital tools, and innovative programming, ensuring that all individuals—regardless of background—have the support they need to learn, connect, and thrive; and

**WHEREAS:** Libraries partner with schools, businesses, and organizations, connecting the dots to maximize resources, increase efficiency, and expand access to essential services, strengthening the entire community; and


**WHEREAS:** Libraries empower job seekers, entrepreneurs, and lifelong learners by providing access to resources, training, and opportunities that support career growth and economic success; and

**WHEREAS:** Libraries nurture young minds through storytimes, STEAM programs, and literacy initiatives, fostering curiosity and a love of learning that lasts a lifetime; and

**WHEREAS:** Dedicated librarians and library workers provide welcoming spaces that inspire discovery, collaboration, and creativity for all.

**NOW, THEREFORE,** I Stephanie Orman, Mayor of the City of Bentonville do hereby proclaim April 6 - 12, 2025 as National Library Week. During this week, I encourage all residents to visit their library, explore its resources, and celebrate all the ways that the library draws us together as a community.

Given this 7<sup>th</sup> day of April, 2025, in Bentonville, in the great State of Arkansas, in the United States of America.

  
Stephanie Orman, Mayor  
City of Bentonville





**City of Bentonville, Arkansas Agenda Item Form**

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<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

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<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

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		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

## PROCLAMATION

**WHEREAS:** Emergencies can occur at any time that require police, fire or emergency medical services; and

**WHEREAS:** When an emergency occurs, the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

**WHEREAS:** The safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from citizens who telephone the City of Bentonville Emergency Communications Center; and

**WHEREAS:** The Bentonville Emergency Communications Center, in the last year, handled 113,000 telephone calls and dispatched 58,082 total police and fire/ems calls for service; and

**WHEREAS:** Public Safety Telecommunicators are the first and most critical contact our citizens have with emergency services; and

**WHEREAS:** Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information, and ensuring their safety; and

**WHEREAS:** Public Safety Telecommunicators of the City of Bentonville have contributed substantially to the apprehension of criminals, suppression of fires, and treatment of patients; and

**WHEREAS:** Each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

**NOW, THEREFORE,** I, Stephanie Orman, Mayor of the City of Bentonville, do hereby proclaim the week of April 13-19, 2025, as **“National Public Safety Telecommunicators Week”** in the City of Bentonville, Arkansas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Given this 8th day of April, 2025, in Bentonville, in the great State of Arkansas, in the United States of America.



Stephanie Orman, Mayor  
City of Bentonville



**City of Bentonville, Arkansas Agenda Item Form**

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<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

Is this Item Budgeted?      YES      NO      ITEM HAS NO COST      OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

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		\$	\$
		\$	\$
		\$	\$
		\$	\$

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

**PROCLAMATION**

**WHEREAS:** The National Animal Care and Control Association has designated April 13-19, 2025 as National Animal Control Officer Appreciation Week; and

**WHEREAS:** Animal Control Officers and Animal Care Staff are dedicated to helping pets and people in the community every day; and

**WHEREAS:** Various federal, state, and local government officials throughout the country take this time to recognize, thank, and commend all Animal Control Officers and Animal Care Staff for the dedicated services they provide to the citizens, public safety, and public service agencies across the nation; and

**WHEREAS:** Animal Control Officers and Animal Care Staff provide essential functions to the city pertaining to animal welfare and care, safeguarding public health through disease prevention and enforcement, and educating the public on responsible pet ownership for our community; and

**WHEREAS:** City of Bentonville recognizes and commends the work done by the employees of Bentonville Animal Services, and specifically recognize the following employees for the many dedicated and long hours of service they perform in providing the highest and most efficient level of customer service to the residents of our community: Shannon Gabbard, Tylor Shambles, Jordan Hayes, Logan Weber, Emily Kerns, Kristin Teague, and Kim Roberts.

**NOW, THEREFORE,** I, Stephanie Orman, Mayor of the City of Bentonville, do hereby proclaim the week of April 13-19, 2025, as **“National Animal Control Officer Appreciation Week”** in the City of Bentonville, Arkansas, in honor of the men and women whose diligence and professionalism keep our city and citizens safe.

Given this 8th day of April 2025, in Bentonville, in the great State of Arkansas, in the United States of America.



Stephanie Orman, Mayor  
City of Bentonville





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**Budget Impact**

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**Budget Adjustment (to be completed by Finance when applicable)**

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		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
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		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING A DONATION FROM THE BENTONVILLE ROTARY CLUB; AMENDING THE 2025 BUDGET TO RECOGNIZE SAID DONATION; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Police Department was given a donation in the amount of one thousand one hundred dollars (\$1,100.00) from the Bentonville Rotary Club; and

**WHEREAS**, a budget adjustment will be needed to accept this donation.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The 2025 Budget is hereby adjusted to recognize a donation from the Bentonville Rotary Club, in the amount of one thousand one hundred dollars (\$1,100.00) into Account #102010-37010 – Miscellaneous Donation;

Section 2: The 2025 Budget is further adjusted to appropriate the same into Account #102010-42830 – Miscellaneous Expense;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution 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 Resolution are repealed to the extent of such conflict.

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**



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<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

Is this Item Budgeted?      YES      NO      ITEM HAS NO COST      OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**     **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

**TYPE**



**Easement  
Vacation**



**VAC25-0007**  
**Lanterns on 4th Utility Easement Vacation**  
**919 SE 4TH ST**



**ORDINANCE NO \_\_\_\_\_**

**AN ORDINANCE VACATING UTILITY EASEMENTS LOCATED AT LOT 1 OF THE MASON ADDITION OF THE CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY ARKANSAS (VAC25-0007).**

**WHEREAS,** a petition was filed with the City Council of the City of Bentonville, Arkansas, by Market District II, LLC asking the City Council to vacate a utility easement located in the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

AN EXISTING SEWER UTILITY EASEMENT LOCATED IN A PART OF LOT 1 OF MASON ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT FILED AS INSTRUMENT NUMBER L202348069, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S88°05'29"E 180.12' TO AN EXISTING REBAR, THENCE S88°06'20"E 209.97', THENCE S03°45'20"W 5.66'. THENCE N88°47'47"W 204.49', THENCE S88°19'11"W 186.40', THENCE N03°40'50"E 19.80' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS.

**WHEREAS,** after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting the easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described utility easement.

**NOW THEREFORE BE IT ORDAINED,** by the City Council of the City of Bentonville, Arkansas:

**Section 1:** The City of Bentonville Arkansas releases, vacates, and abandons all of its rights together with the rights of the public generally, in and to a utility easement designated as follows:

AN EXISTING SEWER UTILITY EASEMENT LOCATED IN A PART OF LOT 1 OF MASON ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT FILED AS INSTRUMENT NUMBER L202348069, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR MARKING THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE S88°05'29"E 180.12' TO AN EXISTING REBAR, THENCE S88°06'20"E 209.97', THENCE S03°45'20"W 5.66'. THENCE N88°47'47"W 204.49', THENCE S88°19'11"W 186.40', THENCE N03°40'50"E 19.80' TO THE POINT OF BEGINNING, CONTAINING 0.09 ACRES, MORE OR LESS.

**Section 2:** A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas and recorded in the deed records of the County.

**Section 3:** This Ordinance shall take effect and be in force from and after its passage. The above and foregoing Ordinance was passed, approved, and adopted the \_\_\_\_\_ day of \_\_\_\_\_, 2025 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

\_\_\_\_\_  
**Malorie Marrs, City Clerk**  
**Bentonville, Arkansas**

\_\_\_\_\_  
**Stephanie Orman, Mayor**  
**City of Bentonville, Arkansas**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**    **Utility Fund**    **Street Fund**    **Other(s):** \_\_\_\_\_

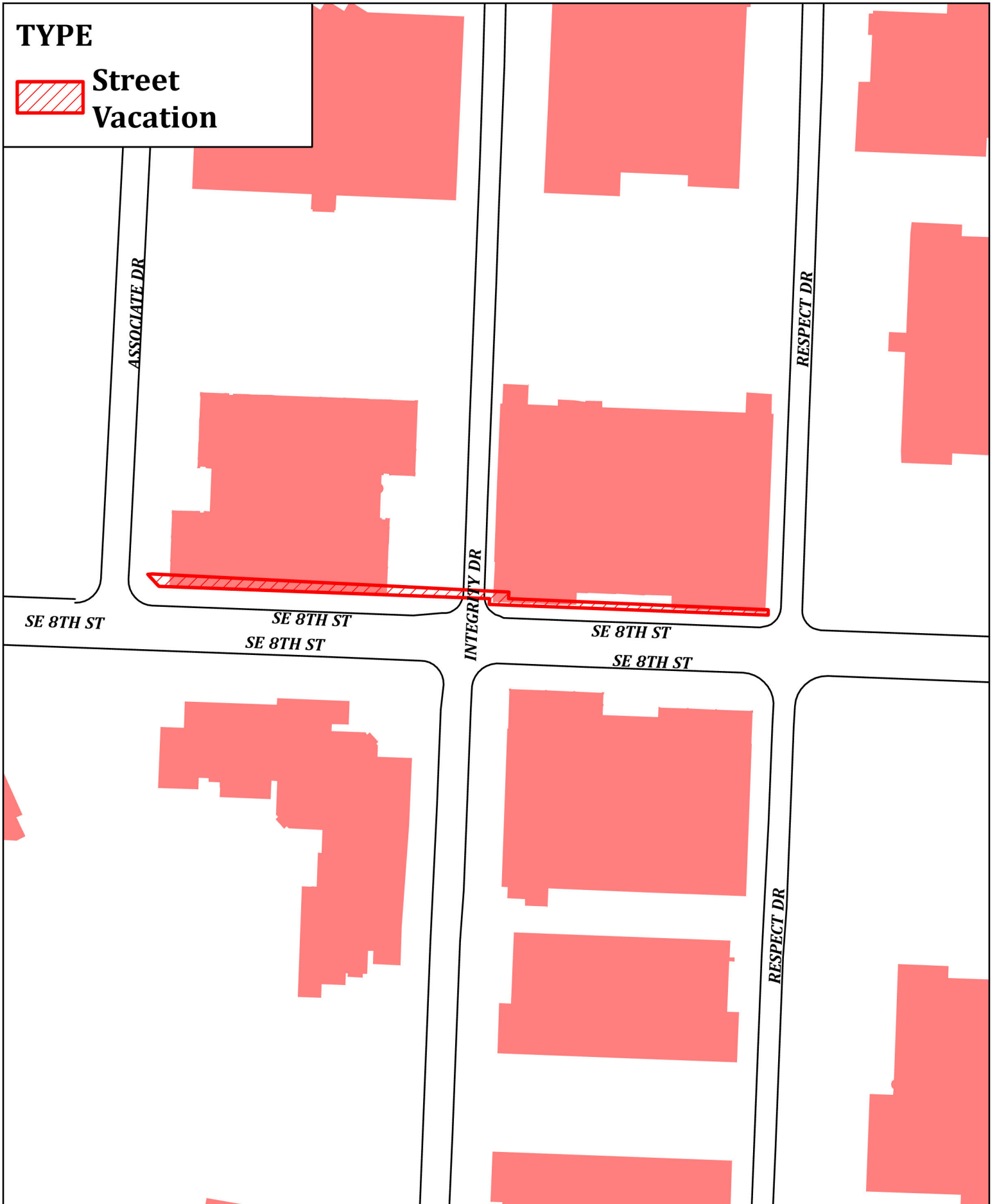
*Budget Impact Notes for Consideration (Optional):*

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**TYPE**



**Street  
Vacation**



*SE 8TH ST*

*SE 8TH ST*  
*SE 8TH ST*

*INTEGRITY DR*

*SE 8TH ST*

*SE 8TH ST*

*RESPECT DR*

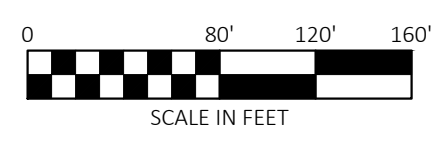
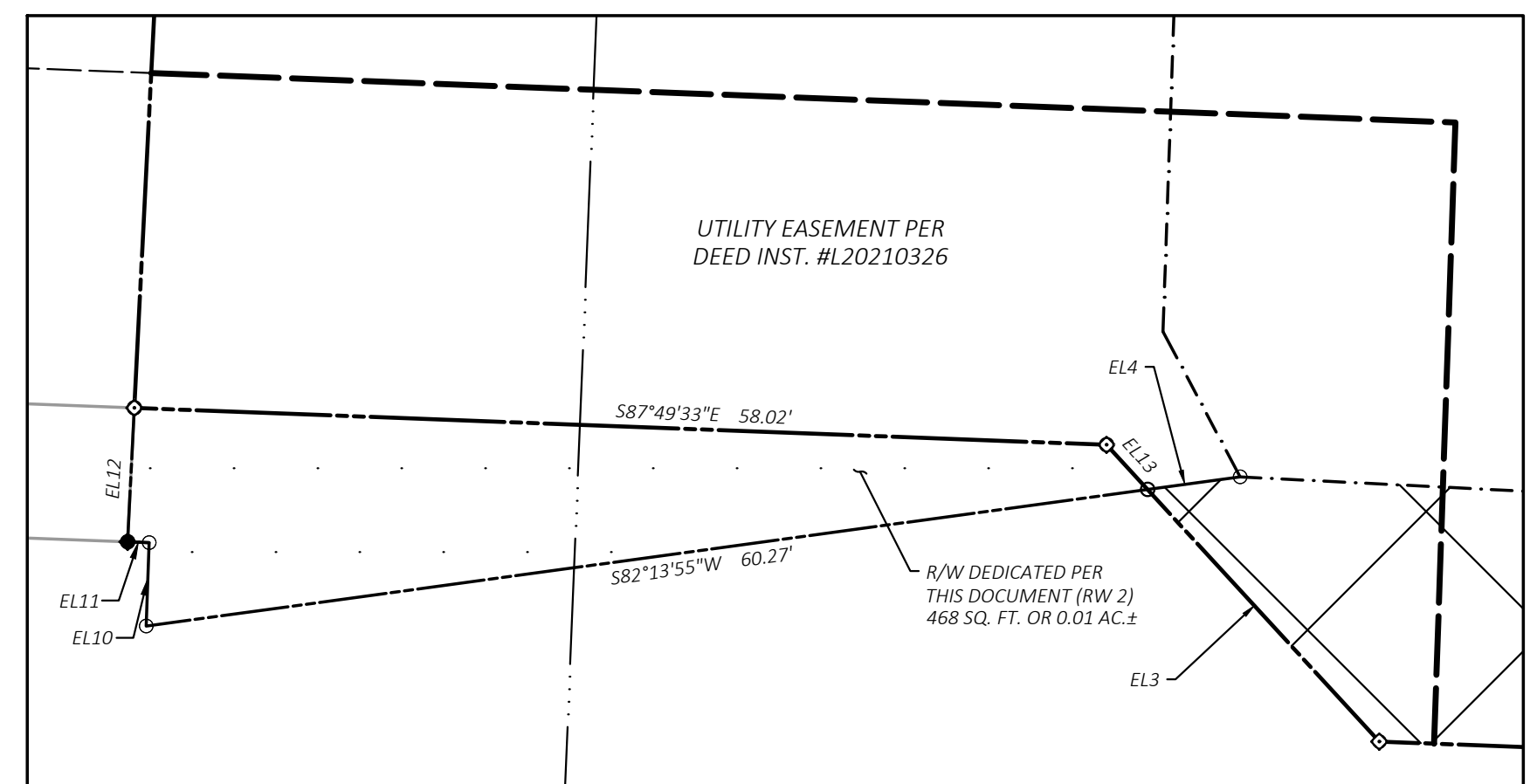
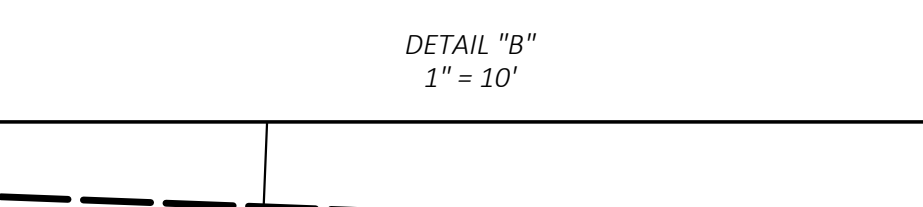
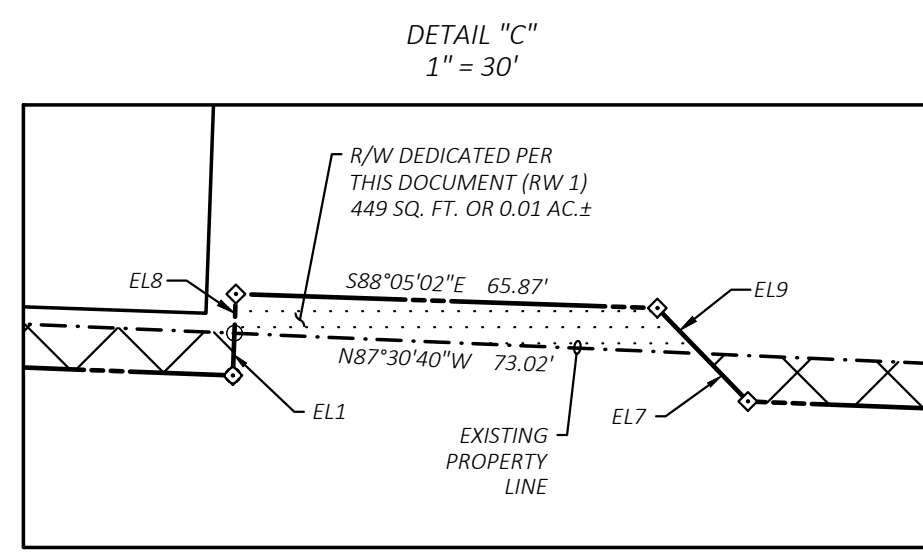
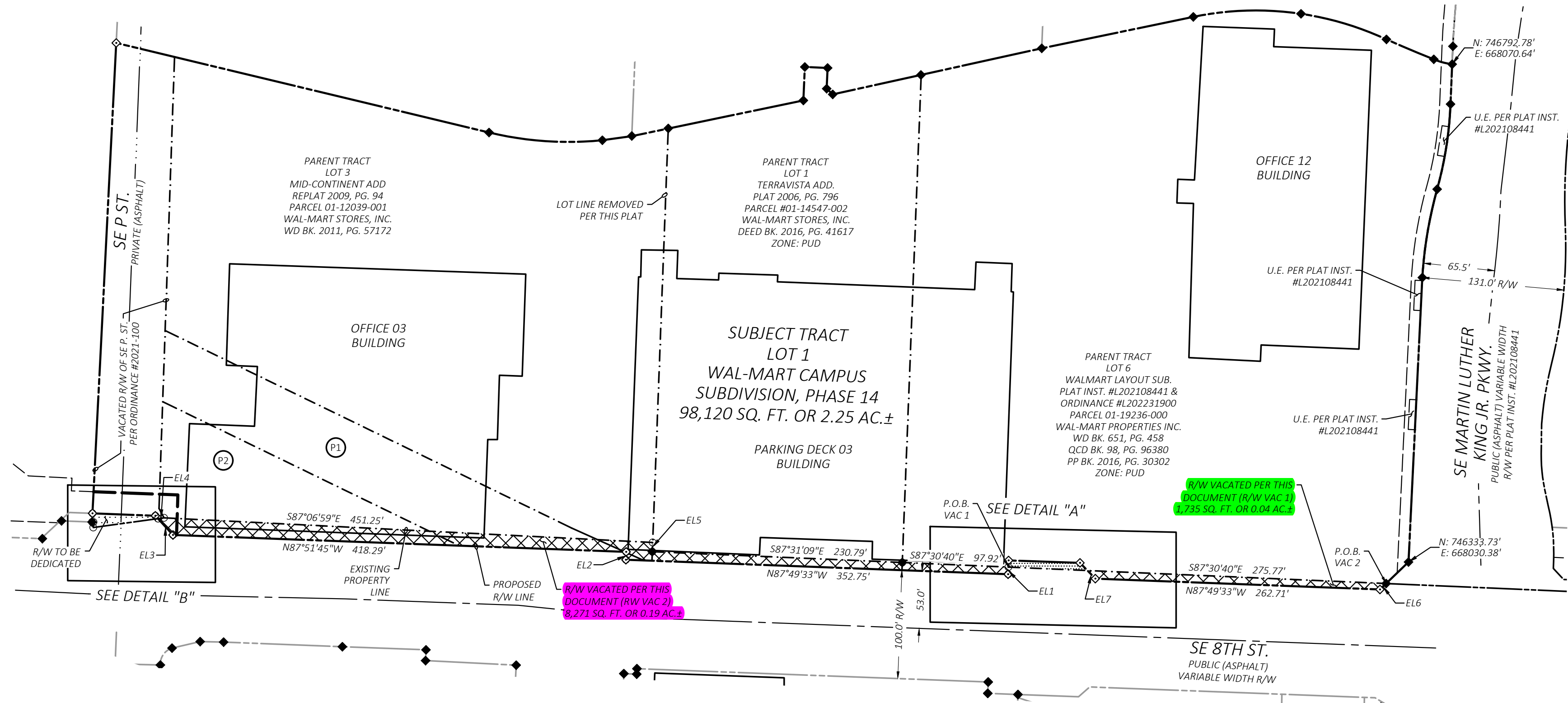
*RESPECT DR*



**VAC25-0009**  
**Zone 1 ROW Vacation**  
**SE 8th Street**



DRAWING LOCATION - S:\31000\31470\DRAWINGS\SURVEY\31470\FP\_ZONE\_1\RW\_EXHIBITS\31470\FP\_ZONE\_1\_SOUTH\_RW\_EXHIBITS.DWG -- SAVED BY - WPIERSON



Legend	
	Boundary Line
	Adjoining Boundary Line
	Existing Boundary Line (removed per this plat)
	Easement Line
	Centerline
	Found 5/8" Rebar "LS#1618"
	Set 5/8" Rebar "LS#1618"
	Bearing & Distance Change
	Right-of-Way
	Parent Tract Info Block
	Dedicated Right-Of-Way (R/W)
	Vacated Right-Of-Way (R/W)

Easement Line Table		
LINE	BEARING	DISTANCE
EL1	S02°05'37"W	6.60'
EL2	N02°06'52"E	7.25'
EL3	N42°34'40"W	20.42'
EL4	N82°13'55"E	5.57'
EL5	S02°08'50"W	8.48'
EL6	S46°13'44"W	7.92'
EL7	N44°08'57"W	10.43'
EL8	N02°05'37"E	6.13'
EL9	S44°08'57"E	9.89'
EL10	N01°58'13"E	4.98'
EL11	N87°49'33"W	1.29'
EL12	N02°53'08"E	8.00'
EL13	S42°34'40"E	3.62'

PARENT TRACT PARCEL INFO.	
P1	P2
PARENT TRACT PT. LOT 3 & VACATED STREET MID-CONTINENT ADD. REPLAT 2009, PG. 94 PARCEL 01-12039-002 WAL-MART STORES INC. DEED INST. #L202062198 ZONE: PUD	PARENT TRACT LOT 3 MID-CONTINENT ADD REPLAT 2009, PG. 94 PARCEL 01-12039-001 WAL-MART STORES, INC. WD BK. 2011, PG. 57172 ZONE: PUD

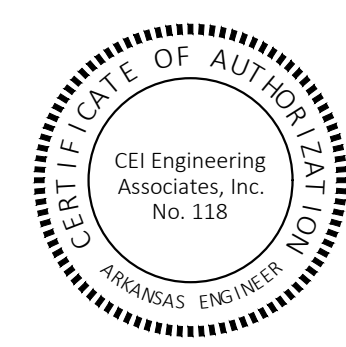
**NOTE:**  
It is to be understood that this sketch is descriptive only of the size, shape and location of the easement and does not constitute a plat or survey of the Grantors' property.



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TBPLS FIRM #10031500

3030 LBJ FREEWAY, SUITE 100  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

R/W Vacation/Dedication  
Walmart Campus  
SE MARTIN LUTHER KING JR Pkwy  
Bentonville, Benton County, Arkansas



**Preliminary**  
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

PROFESSIONAL OF RECORD	DGR
DESIGNER	WAP
FIELD WORK	CSS
CEI PROJECT NUMBER	31470
DATE	1/22/2025
REVISION	REV-0

R/W Exhibit  
SHEET TITLE  
SHEET NUMBER

1 OF 1

State Survey Code: 500-20N-30W-0-32-130-04-1618

**RESOLUTION NO. \_\_\_\_\_**

**IN THE CITY COUNCIL FOR THE CITY OF BENTONVILLE, ARKANSAS**

**WHEREAS**, a petition was duly filed with the City Council of Bentonville, Arkansas by Wal-Mart Stores, Inc. requesting Street Right-of-Way Vacations (VAC25-0009) within the City of Bentonville, Arkansas be vacated, which said right of way is described as follows:

R/W Vacation 1 Description:

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 North, Range 30 West also being a part of the Right-of-way of SE 8th Street per Plat Instrument #L202108441 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

BEGINNING at a 5/8-inch rebar found at the Southeast corner of Lot 6, Walmart Layout Subdivision per Plat Instrument #L202108441;

THENCE departing the South Line of said Lot 6, South 46°13'44" West, 7.92 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 87°49'33" West, 262.71 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 44°08'57" West, 10.43 feet to said South Line of Lot 6;

THENCE along said South Line, South 87°30'40" East, 275.77 feet to the POINT OF BEGINNING containing 1,735 square feet or 0.04 acres, more or less.

R/W Vacation 2 Description:

A part of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 32, Township 20 North, Range 30 West also being a part of the Right-of-way of SE 8th Street per Plat Instrument #L202108441 in the public records of Benton County, Arkansas and being described by metes and bounds as follows:

COMMENCING at a 5/8-inch rebar found at the Southeast corner of Lot 6, Walmart Layout Subdivision per Plat Instrument #L202108441;

THENCE departing the South Line of said Lot 6, South 02°05'37" West, 6.60 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 87°49'33" West, 352.75 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 02°06'52" East, 7.25 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 87°51'45" West, 418.29 feet to a 5/8-inch rebar with cap LS1618;

THENCE North 42°34'40" West, 20.42 feet to the East Right-of-way of SE P. Street;

THENCE along said East Right-of-way, North 82°13'55" East, 5.57 feet to the South Line of Lot 3, Mid-Continent Addition per Replat Book 2009, Page 94;

THENCE along said South Line, South 87°06'59" East, 451.25 feet to the West Line of Lot 1, Terravista Addition per Plat Book 2006, Page 796;

THENCE along said West Line, South 02°08'50" West, 8.48 feet to a 5/8-inch rebar found at the Southwest Corner of said Lot 1;

THENCE along the South Line of said Lot 1, South 87°31'09" East, 230.79 feet to a 5/8-inch rebar found on the South Line of said Lot 6, Walmart Layout Subdivision;

THENCE along said South Line, South 87°30'40" East, 97.92 feet to the POINT OF BEGINNING containing 8,271 square feet or 0.19 acres, more or less.

**WHEREAS**, Ark. Code Ann. Section 14-301-302(c) provides that the City Council shall by resolution fix a day for the hearing of the petition and shall direct the City Clerk and Recorder to

give notice of the meeting, by publication, once per week for two (2) consecutive weeks in some newspaper published in and having general circulation in Bentonville, Benton County, Arkansas.

**NOW, THEREFORE, BE IT RESOLVED**, by the City of Bentonville, Arkansas, that the petition to vacate the above described Right-of-Way is set for a hearing April 22, 2025 at 6:00 p.m. in the City Council Room of the City of Bentonville, Arkansas, and the Bentonville City Clerk and Recorder is directed to give notice of this meeting by publication as set forth by Ark. Code Ann. Section 14-301-302(c).

The above and foregoing resolution was passed, approved, and adopted the \_\_\_\_\_ day of \_\_\_\_\_ 2025 at a regular meeting of the City Council of the City of Bentonville, Arkansas.

\_\_\_\_\_  
**Malorie Marrs, City Clerk**  
**Bentonville, Arkansas**

\_\_\_\_\_  
**Stephanie Orman, Mayor**  
**City of Bentonville, Arkansas**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

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CITY OF BENTONVILLE, ARKANSAS PURCHASING DEPARTMENT

FORMAL SEALED BID TABULATION


Date of Bid Opening:	3/12/2025	Time of Bid Opening:	1:00 PM
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Solicitation Title: Asphalt Materials - Quarter 2

				Bidders:		Grant Garrett Excavating, Inc.		APAC-Central, Inc.		Emery Sapp and Sons, Inc.	
Line Item	Estimated Quantity	Unit of Measure	Description	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price	Unit Price	Extended Price
<b>Superpave Mix</b>											
1	1500	Ton	ACHM 9.5MM Superpave PG 64 - 22 (NO RAS): per AHTD 2014 Specifications Section 407	\$84.59	\$126,885.00					\$72.25	\$108,375.00
2	1500	Ton	ACHM 12.5MM Superpave PG 64 - 22 (NO RAS): per AHTD 2014 Specifications Section 407	\$78.57	\$117,855.00	*APAC-Central, Inc. Bid Submission Rejected During Bid Evaluation				\$71.50	\$107,250.00
3	1500	Ton	Superpave Performance Graded (PG) Asphalt Binder: PG 64-22: per AHTD 2014 Specifications Section 407	\$76.51	\$114,765.00					\$0.00	\$0.00
<b>Miscellaneous Items</b>											
5	1	Lump Sum	Start Up Price for Plant – Estimated One (1) Event each year	\$0.00	\$0.00					\$750.00	\$750.00
6	1	Hour	Delivery – Cost per Hour (Estimated for 12 hours per day)	\$110.00	\$110.00					\$0.00	\$0.00
<b>Total Bid Price</b>				\$359,615.00						\$216,375.00	

[purchasing@bentonville.com](mailto:purchasing@bentonville.com) - (479) 271-3115

TABULATION VERIFICATION

  
 Tanya Moore  
 Purchasing and Compliance Specialist

  
 Kelsi Frederick  
 Purchasing and Compliance Manager



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

ADDENDUM 7  
TO  
MASTER DEVELOPMENT AGREEMENT  
GLOBAL HOME OFFICE PROJECT

STREET IMPROVEMENTS, PRIVATE UTILITIES AND TUNNELS AGREEMENT

This STREET IMPROVEMENTS, PRIVATE UTILITIES AND TUNNELS AGREEMENT (this “Addendum 7”) is made as of the \_\_\_\_ day of \_\_\_\_\_, 2025 (the “Effective Date”), by and between the CITY OF BENTONVILLE, ARKANSAS, with offices at 117 West Central, Bentonville, Arkansas 72712 (“City”) and WALMART INC., a Delaware corporation, with offices at 2001 SE 10th Street, Bentonville, Arkansas 72716 (“Walmart”). City and Walmart shall collectively be referred to herein as the “Parties.”

WITNESSETH

WHEREAS, Walmart and the City are parties to that certain Master Development Agreement-Global Home Office Project, dated July 14, 2020 (“Master Development Agreement”), and pursuant to Section 1 of the Master Development Agreement this Addendum 7 is incorporated into the Master Development Agreement as an Addendum (as defined therein) for all purposes. Unless expressly set forth herein, the terms of the Master Development Agreement shall control;

WHEREAS, Pursuant to the Master Development Agreement, Walmart may construct certain public improvements (“Public Improvements”) in an around the Global Home Office Project;

WHEREAS, Public Improvements shall include certain streets improvements, private utilities and pedestrian tunnels as further described in this Addendum 7; and

WHEREAS, Walmart and the City agree to certain rights and obligations regarding the streets improvements, private utilities and pedestrian tunnels as further set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is agreed:

1. Easements. The City hereby grants to Walmart temporary construction easements over the City Property for the construction of the Street Improvements, Private Utilities and Tunnels (each as separately defined herein). Further, upon completion of the Street Improvements, Private Utilities and Tunnels, the City grants Walmart such location and access easements over the City Property for the existence and maintenance of the Street Improvements, Private Utilities and Tunnels as further set forth herein. At such time requested by Walmart, the City shall provide recordable forms of easements in a form reasonably acceptable to the City and Walmart for the purposes set forth above.

2. Street Improvements. The improvements on City Property set forth in this Section 2 are collectively referred to herein as the “Street Improvements”, which improvements are further shown in Exhibit A attached hereto.

2.1. Walmart shall construct and maintain hardscape (sidewalks, ramp, cycle rack and bike trail) on 8<sup>th</sup> Street between J Street and Moberly Lane.

2.2. Walmart shall install and maintain tree grates along 8<sup>th</sup> Street between J Street and MLK Pkwy.

2.3. Walmart shall install and maintain landscaping on 8<sup>th</sup> Street between J Street and Moberly Lane.

2.4. Walmart shall be responsible for the installation and maintenance of all private underground utility (hydronic lines, communication ductbank, electric ductbank, irrigation lines, water lines, sanitary sewer lines, and natural gas line on and under 8<sup>th</sup> Street (“Private Utilities”). Walmart shall be responsible for disturbance or damage to City Property caused by the private utility installation and maintenance and any damage to match existing condition per City's requirements. Prior to City performing work on City Property upon which Walmart has obtained an easement for Private Utilities, the City shall provide written notice to Walmart of such anticipated work (which shall include notice to any such address and contact person as provided by Walmart to City). Upon receipt of such notice, Walmart shall promptly locate the Private Utilities and the City shall conduct all City work in a commercially reasonable manner so as to not interfere or damage the Private Utilities.

2.5. Walmart shall install and maintain the private fire hydrants on 8<sup>th</sup> Street between J Street and MLK Pkwy.

2.6. The City shall maintain all City approved traffic signalization and pedestrian hybrid beacon equipment, including related communications on 8<sup>th</sup> Street, excluding the power lines for the traffic signals which shall be installed and maintained by Walmart. Power for the 8<sup>th</sup> Street and Moberly Lane traffic signal and 8<sup>th</sup> Street and MLK Pkwy traffic signal will be provided by the City.

2.7. Walmart shall maintain the power supply for all street lights on City Property on 8<sup>th</sup> Street between J Street and Moberly Lane, as further identified on Exhibit B.

2.8. The City shall maintain the street pavement and pavement markings from curb to curb on 8<sup>th</sup> Street, with the exception of specialty pavement (such as stamped, decorative, or colored concrete or asphalt) which shall be repaired by a third party on behalf of the City, the cost of which shall be reimbursed to the City by Walmart.

2.9. The City shall maintain the street signs along back of curb on 8<sup>th</sup> Street. Regulatory Signage to be installed as per MUTCD requirements, all other signs to have plan and details agreed on by the City and Walmart. If Walmart request a decorative post for signs the City and Walmart reasonably agree on such decorative posts, provided Walmart shall

be required to cause the initial installation of decorative posts and provide additional a reasonable amount of decorative posts to the City for future repairs and replacements to such decorative posts.

2.10. The City shall maintain the public storm drains culverts and sanitary sewer improvements on City Property on 8<sup>th</sup> Street.

2.11. Walmart shall install and maintain landscaping and related irrigation on the eastside of J Street between E. Central and 14<sup>th</sup> Street.

2.12. Walmart shall construct and the City shall maintain hardscape (sidewalks, ramp, cycle rack and bike trail) on J Street between E. Central and 14<sup>th</sup> Street.

2.13. The City shall maintain the street pavement and pavement markings from curb to curb on J Street, with the exception of specialty pavement (such as stamped, decorative, or colored concrete or asphalt) which shall be repaired by a third party on behalf of the City, the cost of which shall be reimbursed to the City by Walmart.

2.14. The City shall maintain the street signs along back of curb on J Street. Regulatory Signage to be installed as per MUTCD requirements, all other signs to have plan and details agreed on by the City and Walmart. If Walmart request a decorative post for signs the City and Walmart reasonably agree on such decorative posts, provided Walmart shall be required to cause the initial installation of decorative posts and provide additional a reasonable amount of decorative posts to the City for future repairs and replacements to such decorative posts.

2.15. The City shall maintain the public storm drains culverts and sanitary sewer improvements in the City Property on J Street.

2.16. The City shall maintain all City approved traffic signalization, including related power supply and communications on J Street.

2.17. Walmart shall construct and maintain hardscape (sidewalks, ramp, cycle rack and bike trail) on MLK Pkwy between E. Central and 14<sup>th</sup> Street.

2.18. Walmart shall install and maintain landscaping including landscaping in the medians on MLK Pkwy between E. Central and 14<sup>th</sup> Street.

2.19. Walmart shall install and maintain screening fence on MLK Pkwy between 8<sup>th</sup> Street and 14<sup>th</sup> Street.

2.20. Walmart shall maintain the power supply for all street lights on City Property on MLK Pkwy between E. Central and 14<sup>th</sup> Street, as further identified on Exhibit B.

2.21. The City shall maintain the street pavement and pavement markings from curb to curb on MLK Pkwy, with the exception of specialty pavement (such as stamped,

decorative, or colored concrete or asphalt) which shall be repaired by a third party on behalf of the City, the cost of which shall be reimbursed to the City by Walmart.

2.22. The City shall maintain the street signs along back of curb on MLK Pkwy. Regulatory Signage to be installed as per MUTCD requirements, all other signs to have plan and details agreed on by the City and Walmart. If Walmart request a decorative post for signs the City and Walmart reasonably agree on such decorative posts, provided Walmart shall be required to cause the initial installation of decorative posts and provide additional a reasonable amount of decorative posts to the City for future repairs and replacements to such decorative posts.

2.23. The City shall maintain the public storm drains culverts and sanitary sewer improvements in the City Property on MLK Pkwy.

2.24. The City shall maintain all City approved traffic signalization and pedestrian hybrid beacon equipment, and related power supply and communications on MLK Pkwy.

2.25. The City shall maintain all traffic signals equipment and communications on 5<sup>th</sup> Street and 10<sup>th</sup> Street except the power lines for the traffic signals which will be provided and maintained by Walmart.

3. Tunnels. The improvements on City Property set forth in this Section 4 are collectively referred to herein as the “Tunnels”, which improvements are further shown in Exhibit A attached hereto.

3.1 Walmart shall maintain the greenway tunnel under 8<sup>th</sup> Street (herein “Greenway Tunnel”).

3.2 Walmart shall maintain the benches and railings at the Greenway Tunnel overlook on 8<sup>th</sup> Street and P Street North.

3.3 The City shall maintain the existing pedestrian tunnel under the intersection of 8<sup>th</sup> Street and J Street.

3.4 Walmart shall maintain the Greenway Tunnel under J Street which maintenance limit shall end fifty (50) feet from the west end of the Greenway Tunnel under J Street.

3.5 Walmart shall maintain the benches and railings at the Greenway Tunnel overlook on J Street at the Town Branch Trail.

3.6 For all Tunnels maintained by Walmart, Walmart shall have the right to temporarily close such Tunnels due to weather events or for any such other reason as determined by Walmart.

4. Counterparts. This Addendum 7 may be executed in one or more counterparts, all of which shall be deemed one and the same agreement. Any counterpart delivered by, or on behalf of, either party hereto by fax transmission or other electronic delivery of an image file reflecting the execution thereof: (1) may be relied on by the other party as if the document were a manually signed original, and (2) will be binding on the signing party.

5. Headings and Recitals. Article, section and paragraph headings are for convenience only and may not be construed as part of the Master Development Agreement, any Addendums, or as a limitation on the scope of the particular sections. The above recitals are a material part of this Addendum 7 and incorporated herein for all purposes.

6. Entire Agreement. This Addendum 7, including the above Recitals which are incorporated herein, the Master Development Agreement and all other Addendums thereto contains the entire agreement of the parties, and all prior communications, oral or written, are without any force and effect as it is the specific intent of the parties that this Addendum 7, the Master Development Agreement and all other Addendums thereto sets forth the terms on which the parties have mutually agreed. Each party specifically agrees that it enters into this Addendum 7 based on its own understanding of the terms hereof and does not rely, in whole or in part, on any interpretation or representation of the other party, except as provided in the Master Development Agreement. Each party agrees that this Addendum 7 is the result of good faith arm's length negotiations.

7. No Public Benefit or Dedication. Notwithstanding any terms and conditions to the contrary herein, in no event shall the Street Improvements, Private Utilities or Tunnels be deemed dedicated to the general public or otherwise be deemed for use by the general public without the express written consent of Walmart in Walmart's sole discretion.

8. Approval by City Council. The City's entry into this Addendum 7 is subject to the approval by the Bentonville City Council.

*[Signature Page Follows]*

**IN WITNESS WHEREOF**, this Addendum 7 has been executed on the date above written.

**CITY:**

CITY OF BENTONVILLE,  
ARKANSAS

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**WALMART:**

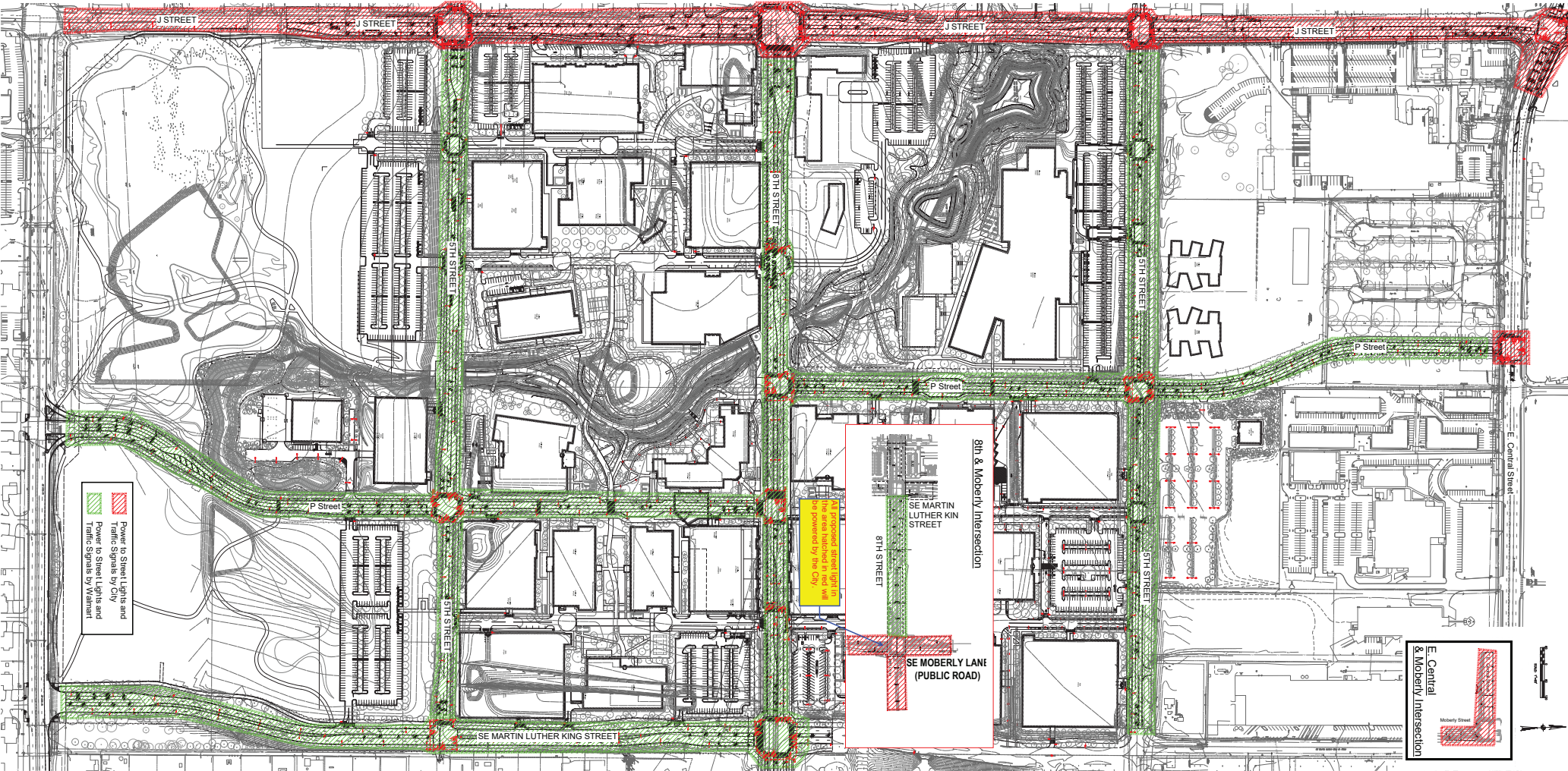
WALMART INC.,  
a Delaware corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A**

Reference is hereby made to the Street Improvements, Private Utilities and Tunnels Agreement Exhibit, dated 01/11/2023, prepared by CEI.

**Exhibit B**



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING ADDENDUM 7 TO THE MASTER DEVELOPMENT AGREEMENT FOR THE GLOBAL HOME OFFICE PROJECT; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City of Bentonville entered into an agreement with Walmart, Inc. titled the Master Development Agreement-Global Home Office Project dated July 14, 2020;

**WHEREAS**, the parties have negotiated an addendum to said agreement; and

**WHEREAS**, the City Council finds that approval of this addendum is in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to execute said Addendum 7 to the Master Development Agreement – Global Home Office Project;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Appointment</b>

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*



CITY OF BENTONVILLE, ARKANSAS PURCHASING AND COMPLIANCE DEPARTMENT

FORMAL SEALED BID TABULATION


Date of Bid Opening:	3/6/25	Time of Bid Opening:	1:30 PM	IFB-25-18
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Solicitation Title: Airport Mowing Services

Line Item	Quantity	Unit of Measure	Description	Bidders:		
				Luttrell Enterprises	Brightview Landscaping Services, LLC	DMC Landscaping
				Price Per Weekly Mow/Cycle (Unit Price) **Includes Tax**	Price Per Weekly Mow/Cycle (Unit Price) **Includes Tax**	Price Per Weekly Mow/Cycle (Unit Price) **Includes Tax**
1	61.04	Approximate Acres	Brush Hog Services	\$3,005.78	\$13,721.39	*DMC Landscaping's Bid Submission was rejected during bid evaluation.*
2	20.84	Approximate Acres	Rough Mow Services (Includes West Side Hangars)	\$1,883.41	\$889.99	
3	1.53	Approximate Acres	Finish Mow Services (West Side & East Side Hangars)	\$284.70	\$240.74	
4	83.41	Approximate Acres	Litter Removal	\$70.89	\$532.77	
5	13,400.00	Linear Foot	Edging	\$82.13	\$67.71	
<b>Total Bid Price</b>				\$5,326.91	\$15,452.60	

[purchasing@bentonville.com](mailto:purchasing@bentonville.com) - (479) 271-3115

TABULATION VERIFICATION

X   
 Meghan Dillard  
 Purchasing and Compliance Specialist

X   
 Kelsi Frederick  
 Purchasing and Compliance Manager

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH LUTTRELL ENTERPRISES FOR BENTONVILLE MUNICIPAL AIRPORT MOWING SERVICES; AND FOR OTHER PURPOSES.**

**WHEREAS**, Luttrell Enterprises is the lowest qualified bidder for bid IFB-25-18;

**WHEREAS**, this contract covers bi-weekly mowing services at the Bentonville Municipal Airport for the amount of five thousand three hundred twenty-six dollars and ninety-one cents (\$5,326.91) per cycle; and

**WHEREAS**, this agreement may be extended for up to three (3) years upon mutual agreement of both parties and Council allocating funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to enter into a contract with Luttrell Enterprises for bi-weekly mowing services at the Bentonville Municipal Airport;

Section 2: This contract is awarded on a per cycle price as set forth in the bid submission and is to be paid with budgeted funds;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution 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 Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Appointment</b>

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

Is this Item Budgeted?      YES      NO      ITEM HAS NO COST      OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

## Construction Contract Change Order

<b>Project:</b> VBT Hangar Development Bentonville Municipal Airport, Bentonville, AR Garver Job No. Z1A13192	<b>Change Order No.</b> 5  <b>Date Prepared:</b> December 23, 2024 <b>Prepared by:</b> Virginia Lantz, Garver
--	--

<b>Owner:</b> City of Bentonville 305 SW A Street Bentonville, AR 72712	<b>Contractor:</b> Sy-Con Excavation and Utilities, LLC 261 Hwy 62 Rogers, AR 72758
--	--

**Description of Work Included in Contract**  
 Construction of approximately 1,800 SY of asphalt taxilane pavement, grading and drainage improvements, domestic water infrastructure improvements, and associated work.

**Changes and Reasons Ordered (List Individual Changes as: A, B, C, D, etc.)**

A. Additional water meter relocation and water service line adjustments associated with the Hangar Access Road project (City of Bentonville PIIP24-0002).

Attachments: None

Contract Changes	Bid Item No.	Bid Item Description	Unit of Measure	Current Contract Quantity	Contract Unit Price	Revised Contract Quantity	Revised Unit Price	Original Contract Cost	Revised Contract Cost
A.	SS-111-1.9	Water Meter Relocation - Plumber Coordination	LS	1.00	\$14,911.45	1.00	\$16,411.45	\$14,911.45	\$16,411.45
A.	P-152-4.3	Unsuitable Excavation (Stone Backfill)	CY	1,000.00	\$60.00	975.00	\$60.00	\$60,000.00	\$58,500.00
<b>Summation of Cost</b>								<b>\$74,911.45</b>	<b>\$74,911.45</b>
<b>Net Cost for this Change Order</b>								<b>\$0.00</b>	<b>\$0.00</b>

<b>Estimated Project Cost</b>  <table style="width: 100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align: right;"><b>Estimated Project Cost</b></td> </tr> <tr> <td>Original Contract Amount</td> <td style="text-align: right;"><b>\$935,478.00</b></td> </tr> <tr> <td>Previously Approved Changes</td> <td style="text-align: right;"><b>\$405,822.61</b></td> </tr> <tr> <td>This Change Order</td> <td style="text-align: right;"><b>\$0.00</b></td> </tr> <tr> <td>New Contract Amount</td> <td style="text-align: right;"><b>\$1,341,300.61</b></td> </tr> </table>		<b>Estimated Project Cost</b>	Original Contract Amount	<b>\$935,478.00</b>	Previously Approved Changes	<b>\$405,822.61</b>	This Change Order	<b>\$0.00</b>	New Contract Amount	<b>\$1,341,300.61</b>	<b>Time Change</b> Contract Start Date: September 18, 2023 Original Contract Time (calendar days): 75 Previously Approved Changes (calendar days): 49 Additional Contract Time This Change Order (calendar days): 0 Suspended Time (calendar days): 288 New Construction Completion Date: November 3, 2024
	<b>Estimated Project Cost</b>										
Original Contract Amount	<b>\$935,478.00</b>										
Previously Approved Changes	<b>\$405,822.61</b>										
This Change Order	<b>\$0.00</b>										
New Contract Amount	<b>\$1,341,300.61</b>										

**THIS AGREEMENT IS SUBJECT TO ALL ORIGINAL CONTRACT PROVISIONS AND PREVIOUS CHANGE ORDERS**

<b>ISSUED FOR REASONS INDICATED ABOVE</b> Engineer: Garver _____ Engineer's Signature	Project Manager: _____ Title: _____ Date: 03-13-2025
<b>ACCEPTED BY CONTRACTOR</b> _____ Contractor's Signature	Owner: _____ Title: _____ Date: 3/13/25
<b>APPROVED BY OWNER</b> _____ Owner's Signature	_____ Title _____ Date

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO CHANGE ORDER NO. 05 WITH SY-CON EXCAVATION AND UTILITIES, LLC, FOR WATER LINE RELOCATON ON THE VBT HANGAR ACCESS ROAD PROJECT; AND FOR OTHER PURPOSES.**

**WHEREAS**, relocation of additional water service lines is needed for the access road project at the Bentonville Municipal Airport; and

**WHEREAS**, there is no additional cost associated with this change order.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are hereby authorized to enter into Change Order No. 05 with Sy-Con Excavation and Utilities, LLC, allowing for relocation of the additional water service lines for the VBT Hangar Access Road pavement project at the Bentonville Municipal Airport;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE  
ARTICLE 14-XIII CONSTRUCTION APPEALS BOARD TO CREATE A  
NEW CONSTRUCTION BOARD OF APPEALS AND SET FORTH  
MEMBERSHIP AND MEETING STANDARDS; AND FOR OTHER  
PURPOSES.**

**WHEREAS**, Article 14-XIII Construction Appeals Board establishes the Planning Commission to act as a Board of Appeals for building code interpretations;

**WHEREAS**, this Article was adopted in 1983 when Bentonville’s population was approximately 8,800 and today’s population is over 60,000 with construction activity significantly higher than in 1983; and

**WHEREAS**, given the population size and increased construction activity, it is now appropriate to create a separate Board of Appeals for construction-related regulations, comprised of members with expertise in the building and construction industry.

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

Section 1: That Article 14-XIII Construction Appeals Board shall be and is hereby amended with Attachment A: Construction Appeals Board Amendment, an electronic copy and paper copy of which is on file with the City Clerk and is hereby adopted by references as though it were copied herein fully;

Section 2- 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 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, 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 \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**

**ATTACHMENT A**  
**CONSTRUCTION APPEALS BOARD AMENDMENT**

**ARTICLE 14-XIII CONSTRUCTION APPEALS BOARD OF APPEALS**

~~Sec 14-417 Planning Commission To Act As~~ **Creation of the Construction** Board Of Appeals

~~Sec 14-418 Emergency Board~~

~~Sec 14-418~~ **Membership**

~~Sec 14-419~~ **Organization** ~~Hearing Procedure~~

**Sec 14-420 Meeting Procedure**

~~Sec 14-421 Powers and Authority~~ ~~Decision~~ **Sec**

**14-422 Appeals**

**Sec 14-417 Planning Commission To Act As Board Of Appeals** **Creation and Scope**

~~There is hereby created a construction~~ **planning commission shall act as the board of appeals for staff interpretation of the Arkansas Fire Prevention Code Volumes I, II, and III as well as those Arkansas and City Codes and Standards referenced therein.** ~~the fire prevention, electrical, plumbing and building codes of the city. The procedure for appeal for all codes shall be as provided in the building code, except that in progress construction appeals may be made to the emergency construction appeals board.~~

(Code 1994, § 11.40.01; Ord. No. 83-74, § 1)

**Sec 14-418 Emergency Board**

~~There is hereby created an emergency construction appeals board which shall be vested with the authority to hear and decide appeals from the decisions of the building inspector concerning in-progress construction.~~

(Code 1994, § 11.40.02; Ord. No. 83-74, § 2)

**Sec 14-418** **Membership**

The membership of said board shall consist of three **(3)** members, of whom one **(1)** shall be a registered architect or engineer, one **(1)** shall be a member of the building trades industry, and one **(1)** shall be a member of the ~~p~~**Planning e**Commission. **The building official shall be an ex-officio member of said board but shall not vote on any matter before the board. A second member of the Planning Commission** ~~The~~

~~mayor~~ shall serve as an alternate member to the board in the event that a third member is unavailable for a given hearing. ~~The regular b~~**Board** members shall be appointed by the ~~m~~**Mayor** with approval of the ~~e~~**City e**Council for two **(2)**-year terms. **Board member terms may be staggered at intervals, to provide continuity. A board member may only serve two (2) full terms. A board member, once qualified, can be removed during his/her term of office only for cause by a majority vote of the City Council. In the event of a vacancy during an unexpired term,**

a successor shall be appointed by the Mayor, with approval of the City Council, to serve out the remainder of the unexpired term. A board member with personal, professional, or financial interest in a matter before the board shall declare such interest and refrain from participating in discussions, deliberations, and voting on such matters.

(Code 1994, § 11.40.03; Ord. No. 83-74, § 3)

#### **Sec 14-41920-Organization Hearing Procedure**

1. *Officers.* A chairperson, vice chairperson, and secretary shall be elected annually by the board from among its membership. The chairperson, or in his/her absence, the vice chairperson, shall preside at all meetings.
2. *Rules and regulations to be adopted.* The board will adopt bylaws to establish rules necessary to conduct its affairs.
3. *Minutes.* The board shall keep minutes of its proceedings, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be a public record and retained as such.

#### **Sec 14-420 Meeting Procedure**

An appeal to the Construction Board of Appeals shall be made to the Mayor's Office within thirty (30) days of final decision of the building official. The Mayor's Office shall convene a meeting of the board, after notification to the building official, within ten (10) business days of receipt of a notice to appeal. ~~The hearing procedure shall be as the board determines is in the best interests of the parties and the city.~~ Every decision, **on an appeal**, shall be made by a majority vote of the full board within 24 hours of notice of appeal to the building inspector. ~~In the event the appeal is lodged after 8:30 a.m. on the last working day of any week, a decision must be rendered before 9:00 a.m. of the second working day of the following week.~~ Such decision shall be reduced to writing and filed with the original building

permit in the office of the building inspector within seven (7) working days of said decision being rendered.

(Code 1994, § 11.40.04; Ord. No. 83-74, § 4)

#### **Sec 14-421 Powers and Authority Decision**

Any person shall have the right to appeal a decision of the building official to the board. A notice for appeal shall be based on a claim that the intent of the City of Bentonville Municipal Code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equally good or better form of construction is proposed. The board shall have no authority to waive the requirements of the Arkansas Fire Prevention Code Volumes I, II, and III as well as those Arkansas and City Codes and Standards referenced herein. The board may affirm or reverse, in whole or in part, the decision of the building official. A decision of the board shall be binding upon the building inspector as to the project. ~~and an appeal to the~~

~~board~~**Board approval of an appeal** shall relieve the building inspector and the city of any liability for any construction deficiencies related to the appeal which might be maintained by either the contractor or the owner of the property.

(Code 1994, § 11.40.05; Ord. No. 83-74, § 5)

### **Sec 14-422 Appeals**

When **an appeal to the board, under the provisions referenced Section 14-417 et. seq.,** ~~any matter which has been appealed to the board of appeals under the building, fire prevention and electrical codes of the city~~ has been heard by the board of appeals and relief denied, the applicant shall have the right to appeal such denial to the eCity eCouncil upon filing a written **notice of appeal** ~~request for such appeal~~ with the eCity eClerk. The written **notice** ~~request for such appeal~~ must be filed within **fifteen (15)** days of the date upon which the board's ~~of appeals'~~ decision was rendered. Such appeal shall be placed on the agenda of the next eCity eCouncil meeting to be heard on that date or at such other date as the council may elect.

(Code 1994, § 11.40.06; Ord. No. 90-4, § 1)



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

Is this Item Budgeted?      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**     **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

# MEMO



TO: **Bentonville Planning Commission and City Council**  
FROM: **Bentonville Planning**  
CC DATE: **April 8, 2025**  
RE: **Substantial Amendment to CDBG 2023-2027 Consolidated Plan and 2023 Annual Action Plan**

## A. RECOMMENDATION

Approval of the substantial amendment to the CDBG 2023-2027 Consolidated Plan and 2023 Annual Action Plan.

## B. HISTORY

The City of Bentonville signed a funding agreement with the Department of Housing and Urban Development (HUD) in February, 2024 for the initiation of the Community Development Block Grant program and its Program Year 2023. City staff began program initiation, including development of a homeownership assistance program and execution of subrecipient agreements for the 2023 Program Year.

In October of 2024, following talks between city staff and the staff of Habitat for Humanity of Benton County, Habitat for Humanity of Benton County withdrew from the CDBG program due to their merger with Habitat for Humanity of Washington County. This withdrawal cancelled the planned 2023 project of Housing Rehabilitation, requiring a substantial amendment to the City's 2023-2027 Consolidated Plan and 2023 Annual Action Plan, per the adopted Citizen Participation Plan and HUD standards.

When the requirement for a substantial amendment was triggered, city staff took the opportunity to evaluate program performance and other areas of potential revision. The review process identified the Homeownership Assistance goal and project as an area of the Consolidated Plan which needed revision. While initiating the Homeownership Assistance program, city staff became aware of pressing issues regarding housing costs and availability that would significantly impact the success of the program. With housing costs increasing in Bentonville by 16% year over year (data from Redfin.com), the ability of low and moderate income Bentonville residents to qualify for a home loan was uncertain, and carried risks of residents being either ineligible for the program or entering into liens as part of the down payment assistance that would restrict their ability to sell their home without incurring financial consequences.

Additionally, with the funding reserved for the Homeownership Assistance program remaining unused due to program constraints the City ran risks of timeliness noncompliance. Timeliness is the requirement by HUD that an entitlement not have more than 1.5x their allocation unexpended in their line of credit before the end of the program year. Continuing to reserve funds for the Homeownership Assistance program increased the likelihood that the City would face timeliness issues over the coming years.

Following this CDBG program review, city staff considered alternative projects and program goals that the City could undertake to serve low and moderate income residents. Considering the results of the initial citizen participation process in 2023 which indicated that infrastructure needs were a priority of residents, and the input of staff from the Planning and Streets departments, a sidewalk construction project in a low to moderate income area was developed. This project would install sidewalks along SE C Street between SE 12<sup>th</sup> and SE 14<sup>th</sup> streets, utilizing the right of way along the Western side of the street. The sidewalk construction project would require funding from multiple years of the CDBG program.

As part of the citizen participation process for this substantial amendment, the revising 2023-2027 Consolidated Plan was posted online, in City Hall, and in the Library for public review from February 16<sup>th</sup> through March 20<sup>th</sup>, 2025. A public meeting on the proposed amendment was held on March 5<sup>th</sup>, 2025. Advertisement for this meeting was posted in the Democratic Gazette, posted online, and letters were sent to residents and homeowners within 300 feet of the planned project.

### C. AMENDMENTS

Following are the amendments to the 2023-2027 Consolidated Plan and 2023 Annual Action Plan.

Changes to the Five-Year Consolidated Plan are:

1. Removal of Home Ownership Assistance as a program goal.
2. Addition of Public Facilities and Improvements as a program goal.
3. Shifting the prior Decent Housing goal to Quality and Affordable Housing as a program goal.
4. Addition of two geographic priority areas, Census Tract Block Group 205.04 and Census Tract Block Group 206.08.

Changes to the 2023 Annual Action Plan are:

1. Removal of the Home Ownership Assistance Program in the amount of \$231,331.
2. Removal of the planned Habitat for Humanity 2023 project following their withdrawal from the program, in the amount of \$25,000.
3. Reallocating those funds (total of \$256,331) to a new program for sidewalk construction along SE C Street between SE 12<sup>th</sup> and SE 14<sup>th</sup> streets in a low-to-moderate income neighborhood.

The following sections were amended to remove the two cancelled 2023 projects and establish the Sidewalk Construction project.

- SP-25 Priority Needs
- SP40 Institutional Delivery Structure
- SP45 Goals Summary
- AP-15 Expected Resources
- AP-20 Annual Goals and Objectives
- AP-35 Projects
- AP-55 Affordable Housing
- AP-75 Barriers to Affordable Housing



**Community Development Block Grant  
(CDBG) Program**

**2023-2027 Consolidated Plan | 2023 Annual Action Plan**

**As Amended February 2025**

**Prepared by:  
City of Bentonville**

**Submitted to:  
United States Department of Housing and Urban Development  
Little Rock Field Office**

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# 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 to moderate income residents. Bentonville Planning strives to accomplish these goals by maximizing and utilizing available funding resources to conduct housing and community development activities that serve our economically disadvantaged residents. By addressing need and creating opportunity at the individual and neighborhood levels, Bentonville Planning hopes to improve the quality of life for all residents. 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 affordable housing stock; increasing availability of permanent housing that is affordable to low and moderate-income persons without discrimination; and increasing supply of supportive housing.
- Providing a suitable living environment entails improving safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing 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 to moderate income families; particularly those 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.

**Providing a Suitable Living Environment** – 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 for infrastructure improvements, including constructing and rebuilding sidewalks, and improving water sewer, and drainage to 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 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 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 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 will submit 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). This 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. Hearings will be scheduled with providing working individuals and families a greater opportunity to attend in mind. Technical assistance will 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**

Various needs were brought up during the first public input meeting that detailed housing affordability, utility bill costs, childcare costs, and infrastructure needs. Cost burden became a main topic in regard to overall cost of living in the area. Furthermore, a public input survey was made available to city residents. The results of this survey showed that and received 99 responses over a three week period. Responses pointed to infrastructure being recognized as the number one need with public facilities second and housing and economic development being third. Within the breakout of infrastructure section, mobility initiatives such as sidewalk improvements and mass transit were regarded as in high need. Lack of affordable housing and overall cost burden were also highlighted within the survey results. No comments specific to the plan 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. There were 21 attendees for the first public input meeting and seven attendees for the second and final public input meeting.

## **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 funding public services that stabilize and enhance living conditions, and improving the living environment, safety and quality of life of low-moderate income residents through public improvements and investments.

## 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
CDBG Administrator	BENTONVILLE	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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Tyler Overstreet, Planning Director, 479-271-3122, toverstreet@bentonvillear.com

Stephanie Orman, Mayor, 479-271-5966, sorman@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 becoming 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**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	Boys and Girls Club of Benton County
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Services for school age children and families
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting, responded to survey; and submitted a proposal as a potential subrecipient.
2	<b>Agency/Group/Organization</b>	HABITAT FOR HUMANITY OF BENTON COUNTY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Rehabilitation
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
3	<b>Agency/Group/Organization</b>	Community Development Corporation
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
4	<b>Agency/Group/Organization</b>	For The Love
	<b>Agency/Group/Organization Type</b>	Food Services
	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting and responded to survey.
5	<b>Agency/Group/Organization</b>	Helen Walton Children's Enrichment Center
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Childcare Assistance
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.
6	<b>Agency/Group/Organization</b>	St Stephens Catholic Church
	<b>Agency/Group/Organization Type</b>	Faith Based Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting and responded to survey.
7	<b>Agency/Group/Organization</b>	NWA Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Attended public meeting, responded to survey, and submitted a proposal as a potential subrecipient.

**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**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
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.
Master Street Plan	City of Bentonville	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.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Bentonville Community Plan	City of Bentonville	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.

**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):**

## **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.

For the substantial amendment process undertaken in 2025 for the 2023-2027 Consolidated Plan and 2023 Annual Action Plan, the City followed the steps laid out in the Citizen Participation Plan for a substantial amendment. Once the amendment was drafted, it was posted for comment online, in City Hall and in the Library. Links to the webpage and the CDBG Administrator’s contact information were displayed with the Substantial Amendment. Notice of the 30 day public comment period was posted in the local newspaper and advertised online. A public meeting was held on the proposed Substantial Amendment and was advertised in the local newspaper and online. Letters were mailed to residents and homeowners within 300 feet of the proposed sidewalk construction project.

The City received comment from residents via phone during the public comment period and at the public meeting. Comments were supportive of the proposed sidewalk installation project, and one resident requested sidewalks in his neighborhood in following program years.

**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	News-paper Ad	Non-targeted/ broad community	No responses or comments, prompting no response from the City of Bentonville	No comments received	N/A	

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	Non-targeted/ broad community	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.	
3	Internet Outreach	Non-targeted/ broad community	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.	<a href="https://forms.gle/pJypKQJrY8owMJsF8">https://forms.gle/pJypKQJrY8owMJsF8</a>
4	Newspaper Ad	Non-targeted/ broad community	No responses or comments, prompting no response from the City of Bentonville	No comments received	N/A	

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
5	Internet Outreach	Non-targeted/broad community	<p>Notice of the proposed Substantial Amendment was posted online along with resources on how to contact the CDBG Administrator. One resident of the planned project area reached out via phone. A journalist reached out as part of their research on the CDBG program and published an article on the proposed changes.</p>	<p>The comment received from the resident was positive about the proposed sidewalk construction project. The comment mentioned the need for sidewalks in that area as foot traffic has increased and asked that a bike lane be installed if possible. The commenter also requested additional sidewalk construction projects along his street, which would also be in the geographic target area.</p>	<p>No comments were not accepted</p>	

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
6	Mailed Letters	Targeted	<p>Letters were mailed out to residents and homeowners within 300 feet of the proposed sidewalk installation project. The letter contained an overview of the Substantial Amendment and how their property may be impacted by one of the proposed plans. The letter invited them to submit comment and to attend the upcoming public meeting.</p> <p>One resident responded via phone.</p>	One resident responded via phone, expressing his support for the project. He requested that the sidewalk project include installation connecting the area to a nearby school in future years.	No comment was not accepted.	

7	Public Meeting	Non-targeted/broad community	A public meeting was held on 03.05.2025 on the proposed Substantial Amendment to the 2023-2027 Consolidated Plan and 2023 Annual Action Plan. There were 12 attendees, including City Council members and residents of the geographic project area.	Two residents attended the meeting and spoke in favor of the proposed sidewalk comment. One resident requested a crosswalk put in at the intersection by his home, and the City Staff from the Streets Department (who coordinated design ideas) said that it would be one of the priorities given to the engineer if the project was approved. The other resident spoke in favor of the sidewalk construction project, citing road safety and need for improved foot traffic. That resident asked if the City would be purchasing property for the sidewalk construction and was told that the project would take place in the existing right-of-way.	One comment was received on a public service activity included in the 2023 Annual Action Plan, requesting an alternative project. That comment was not accepted, as the public service activity they did not support had already been completed as part of the initial 2023 Annual Action Plan prior to the Substantial Amendment process. Their recommendation for an alternative project was recorded for future program years, including the City's upcoming 2025 Annual Action Plan.	
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**Table 4 – Citizen Participation Outreach**

# 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 Median 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 when available 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	Base Year: 2010	Most Recent Year: 2020	% Change
Population	35,301	54,164	53%
Households	13,253	20,476	55%
Median Income	\$51,305.00	\$84,340.00	64%

**Table 5 - Housing Needs Assessment Demographics**

Data Source Comments: 2010 Decennial Census; 2020 ACS

### 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	0	0	0	0	
Large Family Households	0	0	0	0	
Household contains at least one person 62-74 years of age	0	0	0	0	
Household contains at least one person age 75 or older	0	0	0	0	
Households with one or more children 6 years old or younger	0	0	0	0	

**Table 6 - Total Households Table**

Data Source Comments: This table did not auto populate and we have been unable to identify this detailed data.

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

**Table 7 – Housing Problems Table**

Data Source

Comments:

This table did not auto populate and we have been unable to identify this detailed data.

### 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
<b>NUMBER OF HOUSEHOLDS</b>										
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	1,205
Household has negative income, but none of the other housing problems	75	0	0	0	75	30	0	0	0	30

**Table 8 – Housing Problems 2**

Data Source  
Comments:

### 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	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

**Table 9 – Cost Burden > 30%**

Data Source  
Comments:

This table did not auto populate and we have been unable to identify this detailed data.

### 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	0	0	0	0	0	0	0	0
Large Related	0	0	0	0	0	0	0	0
Elderly	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0
Total need by income	0	0	0	0	0	0	0	0

**Table 10 – Cost Burden > 50%**

Data Source  
Comments:

This table did not auto populate and we have been unable to identify this detailed data.

### 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	0	0	0	0	0	0	0	0	0	0
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0

	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
Total need by income	0	0	0	0	0	0	0	0	0	0

**Table 11 – Crowding Information – 1/2**

**Data Source Comments:** This table did not auto populate and we have been unable to identify this detailed data.

	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	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

**Data Source Comments:** This table did not auto populate and we have been unable to identify this detailed data.

**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 years 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 renters. 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 south 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
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
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 680 households in the 0-30% of Median Income, 510 White households reported one or more of the four housing problems. This is followed by 100 Pacific Islander households. In the 30-50% of Median Income bracket, white households reported 250 of the 330 households with one or more of the four housing problems followed by Hispanic households with 30 households. In the 50-80% of Median

Income bracket, white households reported 90 of the 105 households with one or more of the four housing problems followed by Hispanic households with 0 households.

## 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 2013-2017 CHAS  
Source:

### 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 have pockets of concentration for our Asian population. There are several Census Tracts around the city that fall into the 10%-19%, however Census Tracts 205.03 and 206.07 exceed 20%. Western Bentonville does show some small concentrations of Black or African American concentration with Census Tracts 206.08 and 209.03 exceeding 5% per the 2020 Census Demographic Data Map Viewer.

## 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 *

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
Average length of stay	0	0	0	4	0	4	0	0	
Average Household size	0	0	0	2	0	2	0	0	
# Homeless at admission	0	0	0	0	0	0	0	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# 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)

Tables did not auto-populate due to lack of public housing in Bentonville.

### Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	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

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)**

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

Data Source

Comments:

<https://nwacoc.com/point-in-time-count/>

**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.”

The following is a program list, addressing the needs of older persons in the state.

- *The Ombudsman Program* advocates the rights of long-term care residents
- *Adult Protective Services* functions to protect those endangered and unable to comprehend their danger
- *Assisted Living* is a Medicaid home and community-based waiver program that provides 24-hour supervision and supportive services
- *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
- *IndependentChoices* allows Medicaid clients to exchange services for a monthly cash allowance to spend on personal care needs
- *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 offering information on a variety of services including adult day care, foster care, case management, chore services, legal assistance, home repair, and socialization.

As the Baby Boomer generation grows older, needs of this population are expected to multiply and require increased funding. The priority need of this population, especially the frail elderly population, is assisted or long-term care housing/services. The Baby Boomer generation 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 require additional medical or financial assistance. Because most elderly persons are on a fixed budget and the costs of services increase as people live longer, the burden of cost may lie heavily on state-funded programs.

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
- *The Early Childhood Program* assists children ages three to six years with a diagnosis of developmental disability or developmental delay
- *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 individual needs
- *State Operated Residential Services* has multiple locations throughout the state, providing services including residential, medical, occupational, physical and speech therapies, and community development and outreach services

The Arkansas Disability Rights Center made a list of 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.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

**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.

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:

1. Construction of these units, especially for the lower two income tiers, has stagnated over the last decade.
2. 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.
3. 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.
4. 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.



**Target sectors were identified and typical jobs are illustrated**



Source: 2019 Census Data - EF Analysis

3

**Affordable Housing Tiers**

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

### Introduction

Based on the most recent ACS (2017-2021), 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	13,212	64%
1-unit, attached structure	1,215	6%
2-4 units	1,779	9%
5-19 units	3,343	16%
20 or more units	1,149	6%
Mobile Home, boat, RV, van, etc	66	0%
<b>Total</b>	<b>20,764</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source Comments: 2016-2020 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	515	5%
1 bedroom	66	1%	2,184	23%
2 bedrooms	4,366	46%	5,854	62%
3 or more bedrooms	5,106	54%	820	9%
<b>Total</b>	<b>9,538</b>	<b>101%</b>	<b>9,373</b>	<b>99%</b>

**Table 27 – Unit Size by Tenure**

Data Source Comments: 2016-2020 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

	Base Year: 2010	Most Recent Year: 2020	% Change
Median Home Value	169,400	258,300	52%
Median Contract Rent	691	978	42%

**Table 28 – Cost of Housing**

Data Source Comments: 2010 ACS (Base Year), 2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	260	0.0%
\$500-999	4,556	0.0%
\$1,000-1,499	3,311	0.0%
\$1,500-1,999	832	0.0%
\$2,000 or more	239	0.0%
<b>Total</b>	<b>9,198</b>	<b>0.0%</b>

**Table 29 - Rent Paid**

Data Source Comments: 2020 ACS

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,140	No Data
50% HAMFI	930	370
80% HAMFI	1,330	910
100% HAMFI	No Data	905
<b>Total</b>	<b>3,400</b>	<b>2,185</b>

**Table 30 – Housing Affordability**

Data Source Comments: 2020 ACS 100% HAMFI for Renters is 1245; 30% HAMFI for Owners is 270

### 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 Comments: 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](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 Housing and urban 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	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
<b>Total</b>	<b>0</b>	<b>0%</b>	<b>0</b>	<b>0%</b>

Table 32 - Condition of Units

Data Source: 2013-2017 ACS

	Owner Occupied	Renter Occupied
	Number	
With at least one selected condition	990	2095
No selected conditions	7625	5120

Table 33 - Condition of Units

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,123	62%	4,531	48%
1980-1999	2,385	24%	3,390	36%
1950-1979	1,023	10%	1,311	14%
Before 1950	274	3%	141	2%
<b>Total</b>	<b>9,805</b>	<b>99%</b>	<b>9,373</b>	<b>100%</b>

Table 34 – Year Unit Built

Alternate Data Source Name:

2020 ACS

Data Source Comments:

## 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	1,297	13%	1,452	15%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

Alternate Data Source Name:

2020 ACS

Data Source Comments: Data did not self-populate and was not found in the ACS or CHAS data.

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

## 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**

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 units 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.

**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 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

**Describe the supply of public housing developments:**

**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:**

**Public Housing Condition**

Public Housing Development	Average Inspection Score

**Table 38 - 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.

**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 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source**  
**Comments:**

Data did not auto-populate. Point in Time Homeless count available is for all of Northwest Arkansas, not specific to Bentonville.

**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 alone. 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 Affordable Housing Workgroup members, City staff, developers, and the public, six major barriers preventing affordable housing were identified:

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

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

**Zoning limitations.** Zoning options enacted in other cities are currently unavailable in Bentonville. These options would allow for the creation of “Missing Middle” housing, allowing for higher density, single-family owned and occupied options. These options will be important for the City-managed process of affordable housing developments and can also be used for other developments.

Additionally, while the number of units allowed per acre 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, etc.

**Regulatory infrastructure, permit costs, and fees.** Impact/permit fees, combined with limited cost sharing by the City all add costs to development projects. Fair market rate projects 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 being assessed under the same guidelines as fair market rate projects, 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, many affluent households are renting or purchasing housing below their means (i.e. significantly less than 30% of income, including utilities). This squeezes out workforce households in the three targeted income tiers, who have to choose between becoming rent/mortgage burdened with 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 lack of education for developers on the existence of this funding and 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.
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 price points, and renter/buyer eligibility should be codified, ensuring that the people who most need affordable housing are able to obtain it.

	Phase 0	Phase 1		Phase 2	Phase 3	Phase 4	Phase 5		Phase 6 (SF only)	Years
	Finance / RE Contract / Zoning	Site Concept	Engineering	Pre-App Conference	Planning App/ Approval	Pre-Construction	Construction	Site Final	Final Plat Approval/Title	Home Construction
<b>Current Days</b>										
Single Family	60	90	120	60	60	251	325	125	245	8.7
Multi-Family	60	90	120	90	60	203	365	125	0	8.8

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

### Introduction

This report provides an overview of the business activity, labor force, education, and infrastructure needs in the jurisdiction of Bentonville. It highlights the major employment sectors, emphasizing the significance of retail trade and professional, scientific, and management services. The workforce and infrastructure needs of the business community are discussed, with a focus on ongoing efforts to improve workforce skills and address infrastructure requirements. Furthermore, the economic impact of planned investments, such as Walmart's new campus, is explored. The alignment between the current workforce's skills and employment opportunities in Bentonville is examined, and the role of educational institutions in providing workforce training is emphasized. Finally, the report touches upon economic development initiatives and target sectors, as well as the impact of tourism on the need for affordable housing and service industry workers.

### 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	58	0	0	0	0
Arts, Entertainment, Accommodations	2,216	0	8	0	-8
Construction	742	0	3	0	-3
Education and Health Care Services	4,086	0	15	0	-15
Finance, Insurance, and Real Estate	1,166	0	4	0	-4
Information	224	0	1	0	-1
Manufacturing	2,287	0	9	0	-9
Other Services	987	0	4	0	-4
Professional, Scientific, Management Services	4,359	0	16	0	-16
Public Administration	518	0	2	0	-2
Retail Trade	8,260	0	31	0	-31
Transportation and Warehousing	1,245	0	5	0	-5
Wholesale Trade	628	0	2	0	-2
Total	26,776	0	--	--	--

**Table 40 - Business Activity**

Data Source            2020 ACS  
 Comments:

## Labor Force

Total Population in the Civilian Labor Force	27,459
Civilian Employed Population 16 years and over	27,776
Unemployment Rate	2.50
Unemployment Rate for Ages 16-24	0.00
Unemployment Rate for Ages 25-65	0.00

**Table 41 - Labor Force**

Data Source Comments: 2020 ACS, unable to determine unemployment rate for provided age ranges.

Occupations by Sector	Number of People
Management, business and financial	13,464
Farming, fisheries and forestry occupations	0
Service	3,125
Sales and office	6,542
Construction, extraction, maintenance and repair	1,063
Production, transportation and material moving	2,582

**Table 42 – Occupations by Sector**

Data Source Comments: 2020 ACS; Farming, fisheries and forestry occupations included in the construction category as a natural resource industry.

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,219	87%
30-59 Minutes	3,141	12%
60 or More Minutes	225	1%
<b>Total</b>	<b>26,585</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source Comments: 2020 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	639	48	521
High school graduate (includes equivalency)	4,218	62	1,197

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Some college or Associate's degree	4,853	17	1,544
Bachelor's degree or higher	13,435	240	2,270

**Table 44 - Educational Attainment by Employment Status**

Data Source Comments: 2020 ACS

**Educational Attainment by Age**

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	475	0	0	0	0
High school graduate, GED, or alternative	1,151	9,914	8,505	9,597	3,655
Some college, no degree	0	0	0	0	0
Associate's degree	1,669	0	0	0	0
Bachelor's degree	637	5,717	5,288	5,288	1,281
Graduate or professional degree	0	0	0	0	0

**Table 45 - Educational Attainment by Age**

Data Source Comments: 2020 ACS

**Educational Attainment – Median Earnings in the Past 12 Months**

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,534
High school graduate (includes equivalency)	34,227
Some college or Associate's degree	44,523
Bachelor's degree	71,486
Graduate or professional degree	95,457

**Table 46 – Median Earnings in the Past 12 Months**

Data Source Comments: 2020 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 provide degree 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)?**

Yes

**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.**

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

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 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, but the highest concentration of low-income households is in three census tracts: 205.03, 205.04, and 206.08. Those census tracts are a mixture of residential, commercial and downtown land use. For any activities under the low-moderate income area benefit qualification, the project area must be majority residential, so this will be a contributing factor in how CDBG funds can be allocated.

### **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, including seniors and persons with special needs, in the City of Bentonville by 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 of 2.7% and National unemployment rate of 3.7% as of May 2023. 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

Table 47 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Census Tract Block Group 205.04
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	60.50%
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Infrastructure improvements, low-moderate income area improvements, public improvements such as tree planting, street improvements, parks and neighborhood facilities.
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for this geographic area are the census tract boundaries. This is the most compact and efficient way to identify low-moderate income area within the city of Bentonville.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Per the City of Bentonville’s Planning Department data, Census Tract Block Group 205.04 is a majority residential area, with single family residential areas concentrated in the Southern portion of the tract. Areas of medium density residential housing and high-density residential housing are present in lower concentrations. Along the Western portion of the area, it is zoned for downtown core and downtown edge.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Consultation with city departments on infrastructure and development needs helped identify this as a target area.
	<b>Identify the needs in this target area.</b>	Street improvements, sidewalks, tree planting, parks and recreation facilities and parking facilities.
	<b>What are the opportunities for improvement in this target area?</b>	The greatest opportunity for improvement in this area is public area improvements aimed at increasing the quality of life for residents, particularly in improving street safety and amenities.
<b>Are there barriers to improvement in this target area?</b>	A barrier to improving this area is the flood plain, which runs through the Census Tract. Due to the environmental protections on waterways and floodplains, any activities undertaken in this area would have to be carefully planned and avoid as much environmental impact as possible.	
<b>Area Name:</b>	Census Tract Block Group 206.08	

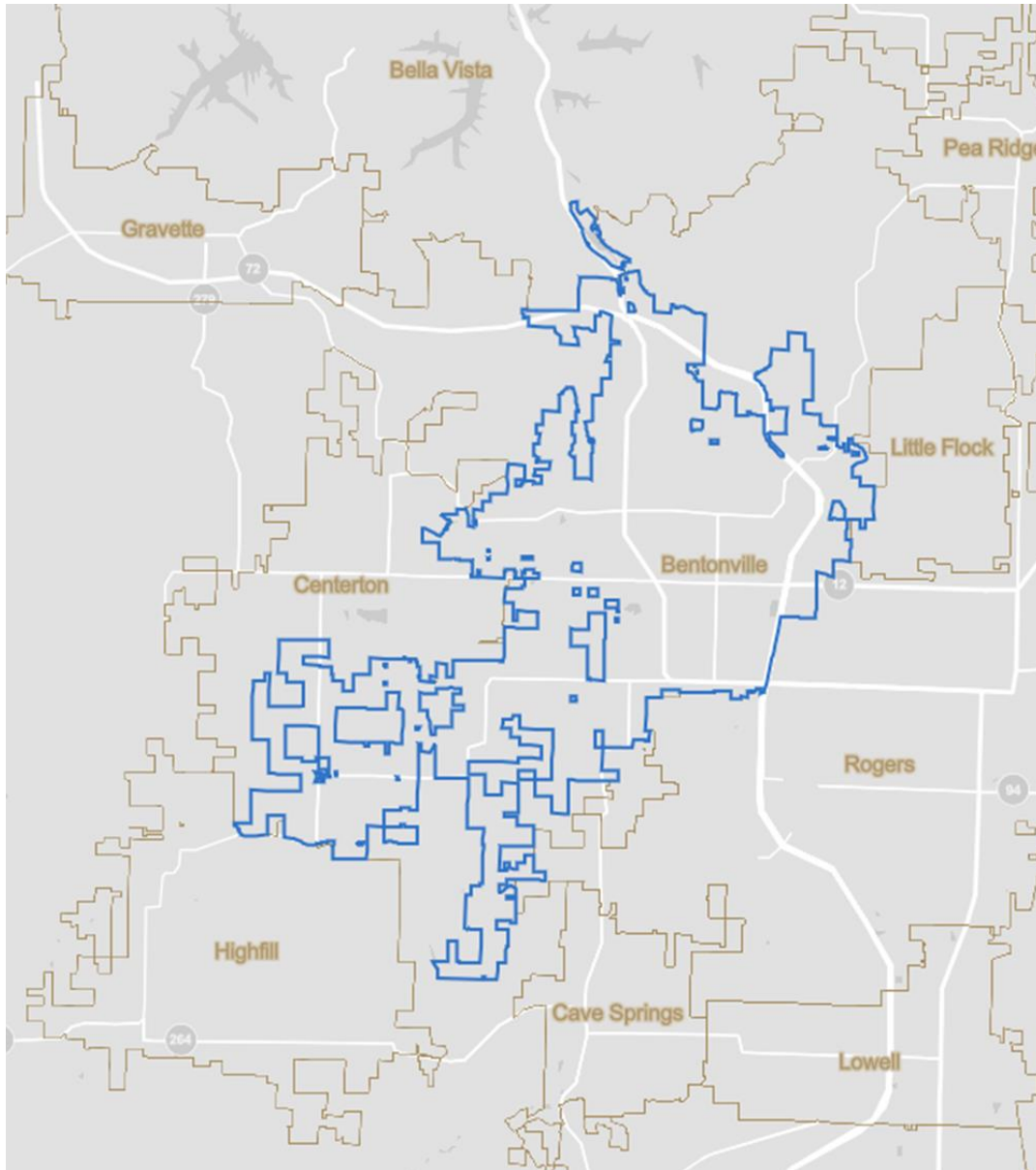
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	56.00%
	<b>Revital Type:</b>	Other
	<b>Other Revital Description:</b>	Infrastructure improvements, low-moderate income area improvements, public improvements such as tree planting, street improvements, parks and neighborhood facilities.
	<b>Identify the neighborhood boundaries for this target area.</b>	The boundaries for this geographic area are the census tract boundaries. This is the most compact and efficient way to identify low-moderate income area within the city of Bentonville.
	<b>Include specific housing and commercial characteristics of this target area.</b>	Per the City of Bentonville’s Planning Department Data, Census Tract 206.08 is a majority residential area, with single family residential areas concentrated in the Northern portion of the tract. There is duplex and patio home development along the Southern half, with some light commercial development.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	Consultation with city departments on infrastructure and development needs helped identify this as a target area.
	<b>Identify the needs in this target area.</b>	Street improvements, sidewalks, tree planting, parks and recreation facilities and parking facilities.
	<b>What are the opportunities for improvement in this target area?</b>	The greatest opportunity for improvement in this area are public area improvements aimed at increasing the quality of life for residents, particularly in improving street safety and amenities.
	<b>Are there barriers to improvement in this target area?</b>	A barrier to improving this area is the flood plain, which runs through the Census Tract. Due to the environmental protections on waterways and floodplains, any activities undertaken in this area would have to be carefully planned and avoid as much environmental impact as possible.
3	<b>Area Name:</b>	City of Bentonville
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Other

<b>Other Revital Description:</b>	For Public Service Projects targeting LMI individuals/families.
<b>Identify the neighborhood boundaries for this target area.</b>	All neighborhoods within the city are eligible for Public Service activities serving LMI individuals.
<b>Include specific housing and commercial characteristics of this target area.</b>	The City of Bentonville is a mixture of many zoning uses, ranging from residential and commercial to agricultural.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The target area consists of the entire city, which is eligible for CDBG projects.
<b>Identify the needs in this target area.</b>	All community development needs indicated in the needs assessment of the Consolidated Plan.
<b>What are the opportunities for improvement in this target area?</b>	Infrastructure, public facilities and public services.
<b>Are there barriers to improvement in this target area?</b>	There are few LMI area concentrations for area-based CDBG project initiatives.

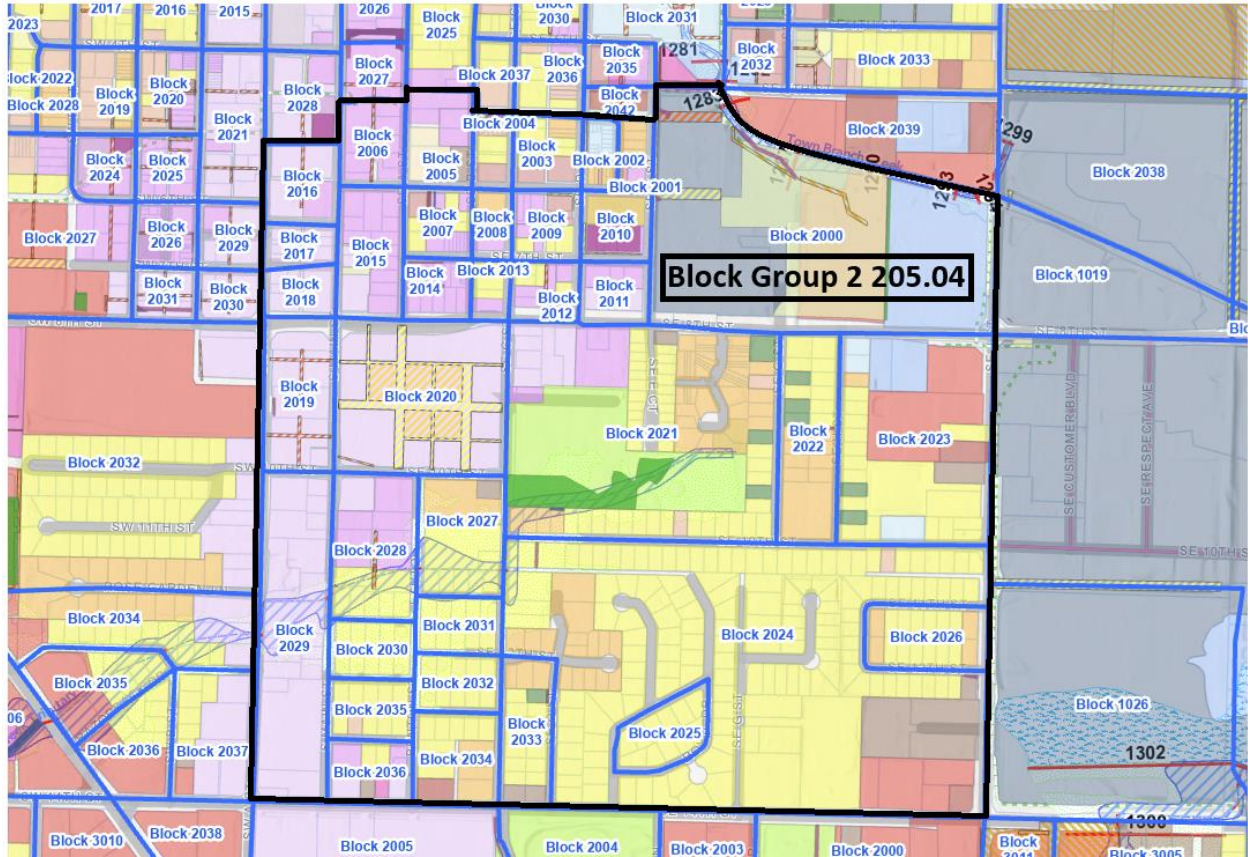
**General Allocation Priorities**

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

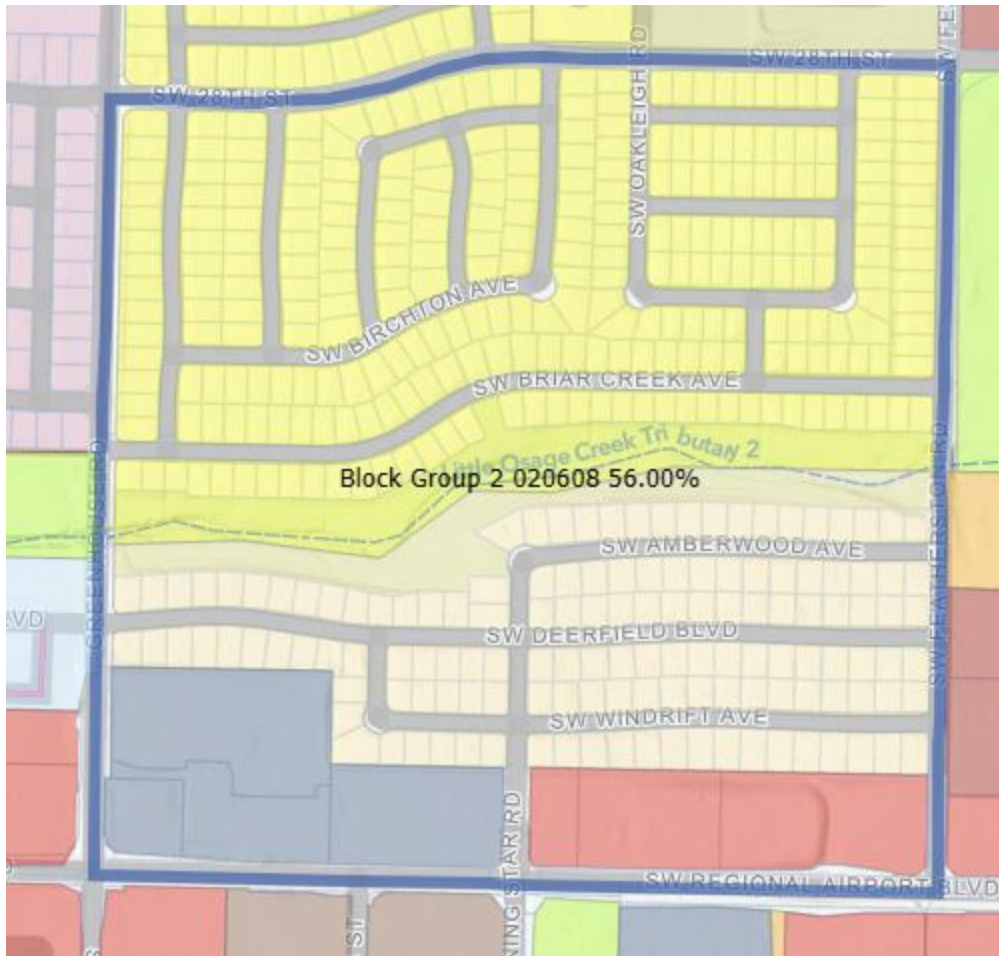
The City of Bentonville utilizes CDBG funding to allocate to activities that invest in our neighborhoods and benefit low-to-moderate-income households and individuals. Areas of the city will benefit from this funding, allowing residents to remain and prosper in their homes. Whether through an area benefit or a service provided directly to a low-to-moderate-income person or household, over 80% of our CDBG funding will go to CDBG eligible households and/or census tracts.



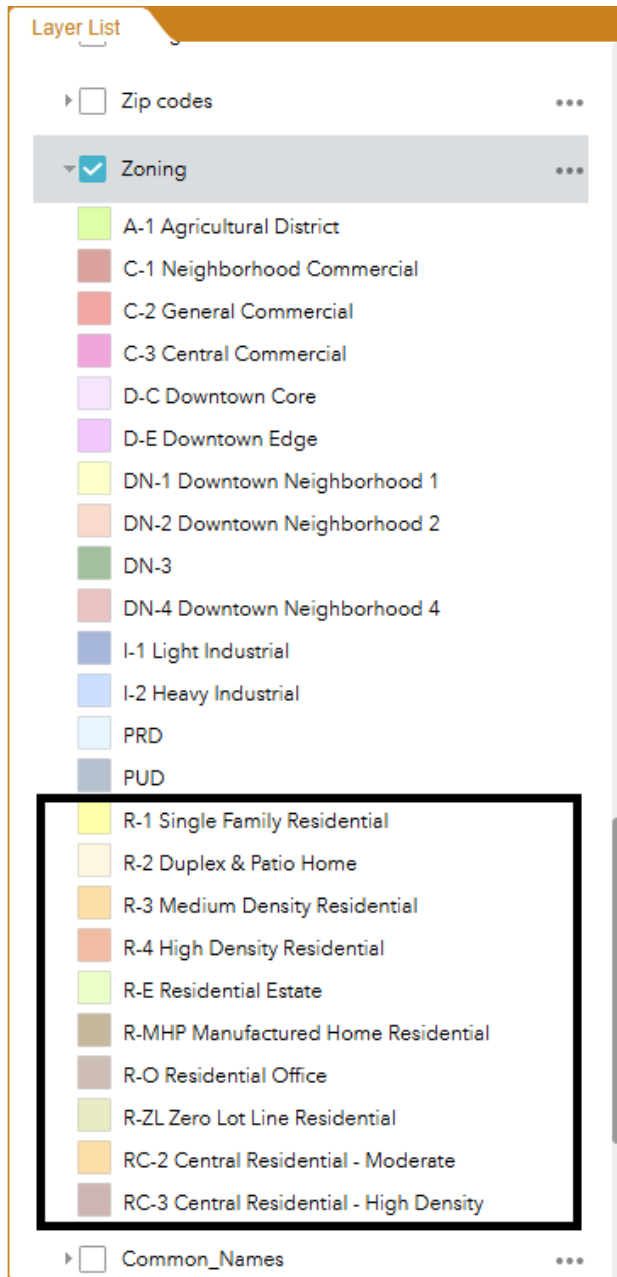
Target Area 3 – City of Bentonville



Target Area 1 – Census Tract Block Group 205.04



Target Area 2 – Census Tract Block Group 206.08



Key – City of Bentonville Zoning

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

### Priority Needs

Table 48 – Priority Needs Summary

1	<b>Priority Need Name</b>	<b>Public Facilities and Improvements</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Low and Moderate Income Households and Persons
	<b>Geographic Areas Affected</b>	Geographic Area 1 - Census Tract Block Group 205.04 Geographic Area 2 – Census Tract Block Group 206.08
	<b>Associated Goals</b>	Public Facilities and Improvements
	<b>Description</b>	<p>These geographic target areas are in need for investment in infrastructure and public improvements increasing the safety, ease of transit, and quality of life of the residents. As a quickly growing city, Bentonville has many public development and infrastructure needs. CDBG funds can be utilized to ensure that these developments prioritize low and moderate income neighborhoods. As an exception city, Bentonville has few LMI areas, so funding will be able to be utilized strategically to make improvements in those areas.</p> <p>Public improvements may include water, sewer and drainage infrastructure, sidewalks, street improvements, tree planting, parking, and parks facilities. Each of those potential projects would serve LMI residents and invest in areas of the city that have high needs.</p>
	<b>Basis for Relative Priority</b>	Resident and stakeholder input via public hearings and meetings held in the planning process of the Five-Year Consolidated Plan and Annual Action Plan.
2	<b>Priority Need Name</b>	<b>Public Services</b>
	<b>Priority Level</b>	High
	<b>Population</b>	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

	<b>Geographic Areas Affected</b>	City of Bentonville
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	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 childcare costs are getting higher and higher. The need for more mental and physical services for our residents that have no means to pay for these services was also identified. Additional service ideas were related to bill pay assistance for low-income residents. All these service ideas potentially reduce the cost burden on households and setup low-to-moderate-income individuals/families for success via various support services.
	<b>Basis for Relative Priority</b>	Resident and stakeholder input via public hearings and meetings held in the planning process of the Five-Year Consolidated Plan and Annual Action Plan. Information is gathered from these meetings suggesting a strong need to provide for public services to meet current demand.
<b>3</b>	<b>Priority Need Name</b>	<b>Housing</b>
	<b>Priority Level</b>	High
	<b>Population</b>	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, Non-housing Community Development

	<b>Geographic Areas Affected</b>	City of Bentonville
	<b>Associated Goals</b>	Quality and affordable housing
	<b>Description</b>	Housing is one of Bentonville’s greatest needs. Concerns facing the community range from affordability to accessibility and the quality of housing supply to low to moderate income residents. The high number of rental properties contributes to limited housing stock for low and moderate income home ownership, as do high housing prices within the city. Many of these concerns are caused by market forces, which may fluctuate with time. The community need of low and moderate residents is high, but due to the housing market within Bentonville opportunities to address these needs through the CDBG program may be limited. Potential partnerships with organizations that assist high-need populations may be an avenue for addressing this need.
	<b>Basis for Relative Priority</b>	The need for affordable housing is high in Bentonville, and is one of the needs identified most clearly in the community participation process. Though opportunities to address housing supply may be limited through the CDBG program, monitoring housing need is an important part of setting the yearly goals.
4	<b>Priority Need Name</b>	<b>Administration</b>
	<b>Priority Level</b>	Low
	<b>Population</b>	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, Non-housing Community Development
	<b>Geographic Areas Affected</b>	City of Bentonville
	<b>Associated Goals</b>	Administration
	<b>Description</b>	The CDBG Program requires administration costs 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.
	<b>Basis for Relative Priority</b>	Administration has to exist. Basis for relative priority is that you can't operate the program without administration costs necessary to operate the program.

### **Narrative (Optional)**

The priority needs of the City appear in a variety of forms: quality of life in LMI areas, housing affordability and accessibility, and support of public service providers that have existing relationships with LMI populations.

These priorities are long-ranging and may not be able to be addressed each program year due to funding limitations and the range of eligible CDBG activities, however each priority will be evaluated for potential action when the City establishes each program year over the course of the CDBG program.

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

**Influence of Market Conditions**

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	The City does not plan to use CDBG funds for Tenant Based Rental Assistance.
TBRA for Non-Homeless Special Needs	The City does not plan to use CDBG funds for Tenant Based Rental Assistance.
New Unit Production	The City does not plan to use CBG 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 49 – 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 identified.

### 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	320,831	0	0	320,831	1,283,324	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 50 - 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 funds the salary for the administrative position and 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	Administrative coordination, contracting, planning	City of Bentonville, Census Tract Block Group 205.04, Census Tract Block Group 206.08
Non-Profit Organizations	Continuum of care, Non-profit organizations	Homelessness, Non-Homeless special needs, Public Services	City of Bentonville

**Table 51 - 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. Key partnerships are non-profits that service Bentonville residents, ranging from organizations such as the Continuum of Care to youth services such as the Boys and Girls Club of Benton County. Collaborating with public service organizations that have pre-existing relationships with low and moderate income residents ensures that we can support services that have demonstrated community need and successes. Many of these organizations have experience with CDBG programs, both with the City of Bentonville in the city’s past grant cycles and with other local municipalities.

The weakness in the delivery system is the lack of public service funding available. As noted, organizations with pre-existing relationships with low-moderate income residents serve a significant need in the community. As an exception grantee, Bentonville has comparatively low amounts of low-moderate income residents, and few area concentrations of those residents. Public services that can address the needs of these individuals no matter where they live within the city would be one of the most efficient ways to aid low-moderate income residents, but those expenditures are capped at 15% of the funding allocation by legislative statute.

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - 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**

The City of Bentonville will continue outreach efforts to address the needs of its homeless community. By building relationships with local partner organizations that have more institutional knowledge of homelessness needs, such as the NWA Continuum of Care, the city can best coordinate funding and outreach efforts. Finding other partnership opportunities over the course of this CDBG program will be vital in overcoming gaps in the city's institutional structure.

## 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 and Improvements	2023	2027	Public Facilities and Improvements	Census Tract Block Group 205.04, Census Tract Block Group 206.08	Suitable Living Environment	CDBG: \$1,264,655	Installation or rehabilitation of public facilities and infrastructure improvements.
2	Public Services	2023	2027	Public Services	City of Bentonville	Public Services	CDBG: \$217,500	Public service activities other than Low/Moderate Income Housing Benefit: 945 Persons Assisted
3	Quality and Affordable Housing	2023	2027	Affordable Housing	City of Bentonville	Quality and Affordable Housing	CDBG: \$25,000	Number of houses, apartments or townhomes with LMI residents improved or rehabilitated with CDBG funds.
4	Administration	2023	2027	Administration	City of Bentonville	Administration	CDBG: \$97,000	Successful administration of the CDBG program, including program delivery costs.

**Table 53 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	<b>Public Facilities and Improvements</b>
	<b>Goal Description</b>	<p>The City will use CDBG funds to pay for public improvements in low income target areas, namely Census Tract Block Groups 205.04 and 206.08. This goal will facilitate the improvement of the quality of life to residents in each project area through activities such as water, sewer and drainage improvements, sidewalk installation, tree planting, street improvements, parking facilities and other public improvements eligible under the Low-Moderate Area Benefit national objective for CDBG.</p> <p>The projects will be administered by CDBG staff in the City’s Planning Department, in cooperation with other city departments, contractors, and planning services such as environmental review specialists.</p>
<b>2</b>	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	<p>The City will utilize 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. Other public services will be evaluated through public service subrecipient applications or city initiatives for approval.</p> <p>All public service activities must support the needs of Bentonville’s low-moderate income residents.</p> <p>Public service activities will be administered by CDBG staff in the City’s Planning Department.</p>
<b>3</b>	<b>Goal Name</b>	<b>Quality and Affordable Housing</b>
	<b>Goal Description</b>	<p>Funding for quality and affordable housing will be used in partnership with local organizations that have expertise in Bentonville’s LMI housing needs. Funds will be used to update houses and multi-family housing units for disability and aging population accessibility, quality of life and livability improvements, and in structural improvements to ensure that the housing supply is high-quality and safe for all residents.</p> <p>Goal outcome indicators will be the number of households assisted with CDBG funds for housing rehabilitation and improvement.</p>

<b>4</b>	<b>Goal Name</b>	<b>Administration</b>
	<b>Goal Description</b>	The goal 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. Administration fees may also be used to pay for professional services such as environmental review record consultation and completion, professional services, consultation services to aid in the performance of the overall CDBG program, the development of future Consolidated Plans, and eligible planning and administrative activities.

**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

Using the Affordable Housing Workgroup members, City staff, developers, and the public, six major barriers preventing affordable housing were identified:

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

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

**Zoning limitations.** Zoning options enacted in other cities are currently unavailable in Bentonville. These options would allow for the creation of “Missing Middle” housing, allowing for higher density, single-family owned and occupied options. These options will be important for the City-managed process of affordable housing developments and can also be used for other developments.

Additionally, while the number of units allowed per acre 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 to 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, etc.

**Regulatory infrastructure, permit costs, and fees.** Impact/permit fees, combined with limited cost sharing by the City all add costs to development projects. Fair market rate projects 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 being assessed under the same guidelines as fair market rate projects, 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, many affluent households are renting or purchasing housing below their means (i.e. significantly less than 30% of income, including utilities). This squeezes out workforce households in the three targeted income tiers, who have to choose between becoming rent/mortgage burdened with 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 lack of education for developers on the existence of this funding and 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.
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 price points, and renter/buyer eligibility should be codified, ensuring that the people who most need affordable housing are able to obtain it.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City is currently considering an ordinance to allow vertical construction to homes earlier in the single-family construction process, considering an administrative approval process for preliminary plats, as well as, work to create a small-scale development cycle. This City is also in the middle of a process to completely rewrite zoning and development codes. This will help address zoning that limits affordable development by allowing for a greater mix of housing types and site flexibility by defining and regulating cottage court, stacked duplex, triplex, fourplex and live-work units, also known as missing-middle housing.

#### **Additional Barrier: Home Purchase Expenses**

Bentonville is made up of 45% of renter-occupied housing. Rents in Bentonville have increased from a median rent of \$691 in 201 to \$978 in 2020, a 42% increase. Nearly 50% of renters are paying more than \$1,000 for rent and more than 25% of households are paying more than 30% of their income to rental costs.

The high rents in Bentonville create a challenge for renters to be able to save up for closing costs and 20% down payment to purchase a home. And, if they are unable to meet the 20% down payment, they end up paying for PMI which ultimately increases their overall housing costs.

In 2010, the median home value was \$169,400. By 2020, that increased by 52% to \$258,300. A snapshot of the market in October 2023, had \$300,000 as the lowest listed home price in Bentonville. The combination of high rents making it difficult to save for a home, combine with the significantly increase costs to purchase home, make it difficult for low- and moderate-income families to own homes.

## **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 multiple 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.

The City of Bentonville will ensure that all single-family dwellings built before 1979 that qualify for rehabilitation will be tested for the presence of lead-based paint before any work is performed. Any material inside the dwelling identified as having lead-based paint will be removed. Material containing deteriorated lead-paint will be removed if feasible. Material not feasible to be removed will either be covered or treated. All lead-based paint work is required to be performed by a contractor certified in lead-paint-safe-work practices. All homes rehabbed with federal funds will have a lead-paint clearance test performed after the rehabilitation work is completed to ensure no lead-paint dust was left behind.

### **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.

Dust from lead-based paint and deteriorated lead-based paint is hazardous to children especially those under the age of seven. The primary goal of the actions above is to identify materials containing lead-paint that are above the Department of Housing and Urban Development's regulated level of 1.0mg/cm<sup>2</sup> and remove those materials to reduce exposure to lead based paint.

### **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.

All single-family dwellings built before 1978 and qualified for housing rehabilitation will be tested for the presence of lead-based paint. Any home identified as having lead-paint will require a contractor to be certified in lead-paint-safe-work practices. The Description of Work prepared for each single-family dwelling will have a copy of the Lead-based Paint Inspection Report attached. The report will identify all material and locations of lead-paint.

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

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

The City's approach to addressing poverty among families involves various jurisdiction goals, programs, and policies. The focus is on stabilizing living conditions through essential public services, infrastructure enhancements, and financial tools. The strategy outlined in the five-year Consolidated Plan and the 2023 Action Plan aims to uplift poverty-stricken residents by ensuring access to public benefits, enhancing educational opportunities for children, offering education on affordable housing opportunities, and bolstering economic security within the community. Through these measures, the City endeavors to empower families in poverty to achieve greater stability and move towards a more secure future.

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

The City's strategies and programs for those living in poverty are designed to 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**

To monitor the CDBG program, projects, and activities the CDBG Administrator will require regular reports of activity performance when any funding or reimbursement requests are made, cultivate relationships with active and prospective subrecipients for consultation and community input, and work with city Planning Department staff to coordinate yearly goals and priorities with the city's development efforts. This partnership will ensure compliance with the comprehensive planning requirements of the CDBG program.

To ensure that all projects and activities are completed in accordance with long-term compliance, the CDBG Administrator will work closely with the HUD representative to develop resilient and comprehensive program policies and procedures. These policies will be reviewed regularly for compliance. As a new program, the City will communicate with other entitlement cities in the region (such as Rogers, Springdale, and Fayetteville) to learn about their successful and ongoing CDBG programs. Building regional community connections will help the City to maintain compliance standards as a new entitlement grantee.

Internal collaboration with City departments such as Purchasing, Finance, Utilities, Streets and Parks will ensure that the CDBG program adheres to City policies and is in compliance with overarching federal grant requirements that the City utilizes with other programs. These requirements include aspects of monitoring and compliance with federal labor laws, minority business outreach, contract reporting, environmental review standards, procurement standards and overall internal control policies.

## 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. 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 identified.

**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	0	0	320,831	1,283,324	<p>Funding will be allocated according to yearly goals, as laid out in each Annual Action Plan and in alignment with the overall goals of the five-year Consolidated Plan.</p> <p>Funding categories will be public facilities and improvements, public services, and administration.</p> <p>All expected CDBG funds in the Consolidated Plan will come from CDBG funding.</p>

**Table 54 - 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 funds the salary for the administrative position and 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.

# 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
<b>1</b>	Public Facilities and Improvements	2023	2027	Public Facilities and Improvements	Census Tract Block Group 205.04	Low-Moderate Income Area Benefit, suitable living environment, public infrastructure, quality of life	CDBG: \$256,331	Successful initiation of public service improvement projects, contractor agreements for labor or professional services, completion of planning services for any multi-year projects.
<b>2</b>	Public Services	2023	2027	Public Services	City of Bentonville	Public Services	CDBG: \$32,500	Public service activities other than Low/Moderate Income Housing Benefit: 189 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Administration	2023	2027	Administration	City of Bentonville	Administration	CDBG: \$32,000	Oversight of the CDBG program, successful advertising and promotion, retention of professional services on an as-needed basis for program performance.

Table 55 – Goals Summary

### Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Public Facilities and Improvements</b>
	<b>Goal Description</b>	<p>Funding will be used for public facilities, infrastructure, and public improvements in low-moderate income areas within Bentonville.</p> <p>Projects will focus on creating a suitable living environment for residents of these target areas through the installation of public improvements such as sidewalks, tree planting, street improvements, and quality of life improvements such as parking facilities and parks. This is not an exhaustive list, and only serves as examples of the types of projects that may be completed with CDBG funds under this goal.</p> <p>Outcome indicators will come in the form of the percentage of completion for any public improvement projects initiated in this program year.</p> <p>The public facilities and improvements projects will be administrated by the CDBG staff in the City’s Planning Department, with collaboration with other city departments and contracted professional and labor services.</p> <p>Due to the amount of funding available in each yearly allocation, many of the projects under this goal will span multiple program years.</p>

2	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	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	<b>Goal Name</b>	<b>Administration</b>
	<b>Goal Description</b>	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. Administration funds will be used to retain professional services including but not limited to: environmental review consultants and the retention of an environmental review officer, program consultation and planning services.

# 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	2023-1 Boys and Girls Club of Benton County
2	2023-2 Helen R. Walton Children's Enrichment Center
3	2023-3 Northwest Arkansas Continuum of Care
4	2023-4 Administration
5	2023-5 Sidewalk Installation – C Street

Table 56 – 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 each of the identified needs is the lack of funding resources. With the 15% cap on Public Service funding, the City is limited in its investment to community partners and their ongoing efforts to serve low and moderate income residents of Bentonville. 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

<b>1</b>	<b>Project Name</b>	<b>2023-1 Boys and Girls Club of Benton County</b>
	<b>Target Area</b>	City of Bentonville
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	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.
	<b>Target Date</b>	8/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	92 individuals from low-to-moderate-income households.
	<b>Location Description</b>	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.

	<b>Planned Activities</b>	Funding of low-income scholarships for children and youth enrolled in the Boys and Girls Club of Benton County. These scholarships provide afterschool and summer care, enabling personal development, learning, and workforce flexibility for their households.
<b>2</b>	<b>Project Name</b>	<b>2023-2 Helen R. Walton Children's Enrichment Center</b>
	<b>Target Area</b>	City of Bentonville
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	CDBG funding will allow Helen R. Walton Children 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.
	<b>Target Date</b>	8/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	42 individuals from extremely low to low incomes

	<b>Location Description</b>	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.
	<b>Planned Activities</b>	Funding of the Helen Walton Children’s Enrichment Center scholarships for low-income children, to aid in early childhood education, childcare for low-income workforce residents and access to Helen Walton Children’s Enrichment Center programs and activities.
<b>3</b>	<b>Project Name</b>	<b>2023-3 Northwest Arkansas Continuum of Care</b>
	<b>Target Area</b>	City of Bentonville
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$12,500

	<b>Description</b>	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. 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.
	<b>Target Date</b>	8/31/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	45 individuals from extremely low to very low incomes
	<b>Location Description</b>	PO Box 3643 Fayetteville, AR 72701 is the address for the NWA Continuum of Care.
	<b>Planned Activities</b>	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. 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.
<b>4</b>	<b>Project Name</b>	<b>2023-4 Administration</b>
	<b>Target Area</b>	City of Bentonville
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Administration
	<b>Funding</b>	CDBG: \$32,000

<b>Description</b>	Administration costs to administer the CDBG Program
<b>Target Date</b>	8/31/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Is it estimated that 282 low to moderate income families will receive a benefit from administration of 2023 CDBG funds.
<b>Location Description</b>	City Hall, where the CDBG Administrator has an office, located at 305 SW A St, Bentonville, AR 72712
<b>Planned Activities</b>	<p>The Administration 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, training fees, or operational costs associated with the CDBG Program.</p> <p>Administration funds will be used to retain professional services including but not limited to environmental review consultants and the retention of an environmental review officer, program consultation and planning services, such as the preparation for future Consolidated Plans, and eligible planning and administrative activities.</p>

<b>5</b>	<b>Project Name</b>	<b>2023-5 Sidewalk Installation – C Street</b>
	<b>Target Area</b>	Census Tract Block Group 2 205.04
	<b>Goals Supported</b>	Public Facilities and Improvements
	<b>Needs Addressed</b>	Suitable Living Environment and Public Improvements
	<b>Funding</b>	\$256,331
	<b>Description</b>	<p>Funds will be used to pay for the first phase of a sidewalk installation project in a low-moderate income target area, Census Block Tact Group 205.04. The site chosen for the sidewalk project is along the lower portion of SE C Street, connecting two blocks of a residential neighborhood and providing a safe walkway to all residents of the target area who travel through this neighborhood.</p> <p>Funds will be used for the purchase of materials, labor, and professional planning and engineering services.</p>
	<b>Target Date</b>	<b>6/30/2026</b>
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	According to the LMI Block Group ACS Data, in Census Tract 205.04 there are 1,495 LMI residents. These residents may be distributed in different concentrations between households, but presuming a five-person per household trend, the planned sidewalk installation project would benefit 299 households.
<b>Location Description</b>	The Census Tract 205.04 (geographic priority area one) is a primarily residential area bordering Bentonville’s downtown.	
<b>Planned Activities</b>	<p>Planning and engineering costs for the project.</p> <p>Utility adjustments (water, sewer, and electric).</p> <p>Acquiring project materials (concrete pipe, precast junction boxes, road overlay and more).</p> <p>Installation of delineation and barriers for pedestrian and bike safety.</p> <p>Installation of a crosswalk.</p> <p>Ramp improvements at 14<sup>th</sup> Street, a major city roadway.</p> <p>An important note is that this sidewalk installation project will begin in the 2023 program year, but will require investment from multiple years of the CDBG program due to the overall funding allocation from HUD. Estimates of total project costs, including soft costs of engineering and design, are approximately \$600,000.</p>	

## 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 through public service allocations and public improvements in low-moderate income areas. These investments will provide opportunities for child care, homelessness outreach, quality of life and safety improvements, and the livability of the geographic target areas.

### Geographic Distribution

Target Area	Percentage of Funds
Census Tract Block Group 205.04	79.89%
City of Bentonville (not Census Tract Block Group 205.04)	20.11%

Table 57 - 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 or public improvements such as infrastructure and street improvements, creating a suitable living environment and increasing resident safety and quality of life.

Due to the nature of public improvement costs, the City's CDBG allocation is primarily targeted to Census Tract Block Group 205.04. This is due to project costs and funding limitations to undertake multiple public improvement projects across the city simultaneously. In future years, other geographic priorities will be considered in alignment with the geographic needs assessment made in the Consolidated Plan.

Funds allocated to the City of Bentonville as a whole are public service funds (capped at 15%) and

administrative funds (capped at 20%).

**Discussion**

The City of Bentonville will allocate all funding not used for administrative expenses to our low- and moderate-income residents.

## 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.

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

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The City continues to work 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**

The City of Bentonville maintains a relationship with the NWA Continuum of Care, coordinating with them on CDBG activities, consultation processes, and remaining aware of their work through attendance at the NWA Continuum of Care membership meetings.

Through this relationship, Bentonville will be able to coordinate efforts to reduce and end homelessness on a yearly and ongoing basis.

### **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, lack of savings for down payment and closing costs, 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.

One specific issue is the out-of-pocket expenses required to purchase a home. Bentonville is made up of 45% of renter-occupied housing. Rents in Bentonville have increased from a median rent of \$691 in 201 to \$978 in 2020, a 42% increase. Nearly 50% of renters are paying more than \$1,000 for rent and more than 25% of households are paying more than 30% of their income to rental costs.

The high rents in Bentonville create a challenge for renters to be able to save up for closing costs and 20% down payment to purchase a home. And, if they are unable to meet the 20% down payment, they are required to pay for private mortgage insurance which ultimately increases their overall housing costs.

In 2010, the median home value was \$169,400. By 2020, that increased 52% to \$258,300. A snapshot of the market in October 2023 had \$300,000 as the lowest listed home price in Bentonville. High rents making it difficult to save up to buy a home combined with the significant increasing cost of a home make it difficult for low- and moderate-income families to own homes.

### **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. The City has 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 for input on yearly priorities, planned projects, and overall program goals.

## **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 Planning 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-4710 (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(I)(1,2,4)

**Introduction:**

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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.	90% of CDBG funds will be used to benefit low and moderate income residents of Bentonville for the 2023 program year.

## Attachments

Citizen Participation Comments

Form v1.17



A WEHCO MEDIA COMPANY

Account #: NWCL5337126
Company: CITY OF BENTONVILLE-LEGALS
Client: CITY OF BENTONVILLE-LEGALS/ JASON MARTHERS
Ad number #: 293659
PO #:
Matter of: CDBG Consolidated & AAP

AFFIDAVIT • STATE OF ARKANSAS • COUNTY OF WASHINGTON

I, Carla Gardner, do solemnly swear that I am the Finance Director of the Northwest Arkansas Democrat Gazette, a daily newspaper printed and published in said county, State of Arkansas; that I was so related to this publication at and during the publication of the annexed legal advertisement in the matter of:

CDBG Consolidated & AAP

Pending in the court, in said County, and at the dates of the several publications of said advertisement stated below, and that during said periods and at said dates, said newspaper was printed and had a bona fide circulation in said County, that said newspaper had been regularly printed and published in said county, and had a bona fide circulation therein for the period of one month before the date of the first publication of said advertisement; and that said advertisement was published in the regular daily issues of said newspaper as stated below.

And that there is due or has been paid the Northwest Arkansas Democrat Gazette for publication the sum of \$85.12. (Includes \$0.00 Affidavit Charge).

NWA Democrat Gazette 06/04/23; NWA nwaonline.com 06/04/23

Carla Gardner
Finance Director

Catherine Staggs
NOTARY PUBLIC



City of Bentonville  
Notice of Publication of CDBG  
Consolidated and Annual Action  
Plan

In accordance with the City of Bentonville's Citizen Participation Plan and the requirements of the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant Program (CDBG), the following notice is to provide the public an opportunity to review and comment on the proposed draft of the 2023-2027 Consolidated Plan and 2023 Annual Action Plan.

The Consolidated Plan and Annual Action Plan will be available for citizen review on our website or at the City Hall building located at 305 SW "A" Street between the hours of 8:00 AM and 4:30 PM Monday through Friday.

The public has thirty (30) days to comment on the proposed, draft, Consolidated and Annual Action Plans. All comments received for the report submission by any individual, group, or agency, in writing or orally by July 4, 2023 will be considered by the City of Bentonville before the submission to the Consolidated and Annual Action Plan to HUD. Submit comments to Christopher Hyatt, Planner, 305 SW "A" Street, Bentonville, AR 72712. Phone: (479) 271-3122. Email: [chyatt@bentonvillear.com](mailto:chyatt@bentonvillear.com). June 4, 2023 293699

## Appendix - Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2020 ACS
	<b>List the name of the organization or individual who originated the data set.</b> U.S. Census Bureau
	<b>Provide a brief summary of the data set.</b>
	<b>What was the purpose for developing this data set?</b>
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b>
	<b>Briefly describe the methodology for the data collection.</b>
	<b>Describe the total population from which the sample was taken.</b>
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b>

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING THE SUBSTANTIAL AMENDMENT TO THE CITY’S COMMUNITY DEVELOPMENT BLOCK GRANT 2023 – 2027 CONSOLIDATED PLAN AND 2023 ANNUAL ACTION PLAN; ADJUSTING THE 2025 BUDGET TO REALLOCATE PROJECT FUNDS; AND FOR OTHER PURPOSES.**

**WHEREAS**, the Bentonville City Council decided to re-enter the Housing and Urban Development (HUD) Community Development Block Grant (CDBG) program in 2022;

**WHEREAS**, a substantial amendment is needed to re-prioritize program goals and funding; and

**WHEREAS**, a budget adjustment is needed to reallocate program funds.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Substantial Amendment to the City’s Community Development Block Grant 2023 – 2027 Consolidated Plan and 2023 Annual Action Plan is hereby approved;

Section 2: The 2025 Budget is hereby adjusted to appropriate two hundred fifty-six thousand three hundred thirty-one dollars (\$256,331.00) from Account #101620-43710 - Contracts into Account #101620-47384 – Sidewalks;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution 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 Resolution are repealed to the extent of such conflict.

**PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE VACATING A UTILITY AND DRAINAGE EASEMENT LOCATED BETWEEN LOTS C AND D OF THE REPLAT OF TRACTS 1 AND 4 OF WILL-MOORE SUBDIVISION PHASE II, TO THE CITY OF BENTONVILLE, ARKANSAS, BENTON COUNTY ARKANSAS; REPEALING AND REPLACING ORDINANCE NUMBER 2005-147 WHICH CONTAINED A SCRIVENER'S ERROR; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

**WHEREAS**, a petition was filed with the City Council of the City of Bentonville, Arkansas, asking the City Council to vacate a utility and drainage easement located between Lots C and D of the replat of Tracts 1 and 4 of Will-Moore Subdivision Phase II, located within the City of Bentonville, Benton County, Arkansas, which portion is more particularly described as follows:

COMMENCINT AT THE SE CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, THENCE NORTH 40.00 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY 102, THENCE N89°45'40"W 172.5 FEET ALONG THE NORTH RIGHT OF WAY OF HIGHWAY 102 TO THE POINT OF BEGINNING, THENCE N89°45'40"W 15.00 FEET, THENCE NORTH 279.90 FEET, THENCE S89°45'40"E 15.00 FEET, THENCE SOUTH 279.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.096 ACRES MORE OR LESS.

**WHEREAS**, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting on the utility and drainage easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described easement.

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

Section 1: The City of Bentonville releases, vacates and abandons all of its rights together with the rights of the public generally, in and to an easement designated as follows:

COMMENCINT AT THE SE CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 31 WEST, THENCE NORTH 40.00 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY 102, THENCE N89°45'40"W 172.5 FEET ALONG THE NORTH RIGHT OF WAY OF HIGHWAY 102 TO THE POINT OF BEGINNING, THENCE N89°45'40"W 15.00 FEET, THENCE NORTH 279.90 FEET, THENCE S89°45'40"E 15.00 FEET, THENCE SOUTH 279.90 FEET TO THE POINT OF BEGINNING CONTAINING 0.096 ACRES MORE OR LESS.

Section 2: A copy of this Ordinance, duly certified by the City Clerk, shall be filed in the Office of the Recorder of Benton County, Arkansas and recorded in the deed records of the County;

Section 3 - Emergency Clause: In Order to protect the health, safety and welfare of the Citizens of Bentonville, an emergency is hereby declared to exist and this Ordinance shall take effect and be in full force and effect from and after its passage;

Section 4 - 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 5 - 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 \_\_\_\_\_, 2025.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**

ORDINANCE NO. \_\_\_\_\_

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**WHEREAS**, after due notice as required by law, the Council has at the time and place mentioned the notice, heard all persons desiring to be heard on the question; that all the owners of the property abutting on the utility and drainage easement to be vacated have joined in the petition or consented to the granting of the petition; and the public interest and welfare will not be adversely affected by the abandonment of the above described easement.

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

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Section 5 - 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 \_\_\_\_\_, 2025.**

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	<b>Appointment</b>

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**    **Utility Fund**    **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

# Memo



To: City Council Members and Mayor Orman  
From: Josh Stacey, Parks and Recreation Deputy Director  
CC: David Wright, Parks and Recreation Director  
Date: March 25, 2025  
Re: City Council approval of Mayor Orman's recommendation to appoint members to the new Active Transportation Advisory Board.

---

Parks and Recreation Staff seeks approval of the appointment of nine new members and one ex-officio youth member to the newly created Active Transportation Advisory Board (ATAB). ATAB is comprised of nine (9) members, with one member representing people with disabilities, one (1) Council Member, and one (1) Bentonville youth. By ordinance, the Mayor recommends potential members to the City Council for approval.

Staff began advertising for the board in December and advertised for six (6) weeks. This resulted in a total of 31 resident applicants for the vacant positions.

The interview committee interviewed all 31 candidates. After completing interviews, the team forwarded recommendations to Mayor Orman for her final approval(s) Mayor Orman's appointments include: Steven George, Christina Johnson, and Luke Powers will serve a one (1) year term, expiring December 31, 2025. Monica Diodati, Jocelyn Lampkin, and Jason McCrory will serve a two (2) year term, expiring December 31, 2026. Ashley Calderon, Shannon Reyenga, and Evan Springer will serve a three (3) year term, expiring December 31, 2027. All applicants will be offered the opportunity to reapply for an additional three (3) year term upon the completion of their current term.

Sadie Koudelka, an IGNITE student from Bentonville West High School, will serve as the Bentonville youth ex-officio representative.

We recommend these individuals based on their knowledge, experience, and desire to make a positive impact for our community. Each brings a unique perspective of our community's needs for our active transportation infrastructure. If you have any questions, regarding this item, please contact me at 418.8653, or email [jstacey@bentonville.com](mailto:jstacey@bentonville.com).

*Attachments:*  
*ATAB Applications*



April 8, 2025

**To:** City Council Members & City Clerk

**From:** Mayor Stephanie Orman

**Subject:** Appointment of New Members of the Active Transportation Advisory Board

---

I recommend Steven George, Christina Johnson and Luke Powers to serve a one-year term expiring December 31, 2025. I recommend Monica Diodati, Jocelyn Lampkin and Jason McCrory to serve two-year terms that will expire on December 31, 2026. I recommend Ashley Calderon, Shannon Reyenga and Evan Springer to serve three-year terms that will expire December 31, 2027. I also recommend Sadie Koudelka who will serve as the youth ex-officio representative.

So

Stephanie Orman



## Boards and Commissions Application Form

### Applicant Information

First Name	Ashley
Last Name	Calderon
Address	[REDACTED]
City	Bentonville
State	Arkansas
Zip Code	72713
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	2 years, been in arkansas over 20 years
Employer	Walmart
Occupation	Chief of Staff
Business Phone	[REDACTED]

(Section Break)

### References

*Please provide 2 references*

Name	Alex Grazier
Email Address	<i>Field not completed.</i>
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>

Phone Number	██████████
Name	Daniel Arbaugh
Email Address	<i>Field not completed.</i>
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	██████████
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:	Active Transportation Advisory Board, Bentonville Municipal Airport Advisory Board, Diversity, Equity and Inclusion ((DEI) Community Task Force, NWA International Airport Authority Board of Directors, Public Art Advisory Committee
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1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?	<p>Active Transportation Advisory Board:</p> <p>I am passionate about contributing to a sustainable and accessible transportation ecosystem, and my background in supply chain optimization, large-scale program management, and strategic business planning uniquely equips me to bring valuable insights to the Active Transportation Advisory Board. With experience as a Chief of Staff and training manager overseeing factory operations, I have a strong foundation in operational efficiency, strategic planning, and stakeholder engagement.</p> <p>My expertise in eCommerce supply chains and optimization has honed my ability to analyze and streamline complex networks, skills that are directly transferable to improving transportation infrastructure and promoting active transportation solutions. Additionally, my experience in creating certification programs and training modules reflects a commitment to developing programs that support community</p>
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goals, an essential part of promoting safe, inclusive, and accessible transportation.

I am particularly motivated by the opportunity to address and overcome logistical challenges within our transportation system. By bringing a systems-thinking approach, I can help identify innovative solutions to increase active transportation options, improve safety, and reduce the environmental impact of transportation choices. Not only do I have experience on road transportation but also intermodal, and air.

Bentonville Municipal Airport Advisory Board and NWA International Airport Authority Board of Directors:  
With extensive experience in optimizing large-scale operations, supply chains, and strategic business planning, I am well-equipped to contribute meaningfully to both the Bentonville Municipal Airport Advisory Board and the NWA International Airport Authority Board of Directors. My role as Chief of Staff overseeing factory operations and training has developed my expertise in managing complex logistical networks, driving operational efficiency, and fostering strategic growth—all essential components for guiding airports through evolving industry demands.

My background in eCommerce supply chains has provided me with a unique perspective on anticipating and adapting to changes in transportation and logistics, a skill set that aligns closely with the needs of modern airports. By applying a systems-based approach, I can offer insights into streamlining airport operations, enhancing customer experience, and maximizing capacity, while also considering environmental sustainability and community engagement.

I am excited by the opportunity to leverage my program management expertise to help airports in our region remain resilient and forward-looking, particularly as they navigate challenges such as fluctuating passenger volumes, advancements in technology, and increased focus on safety and security. With my skills in strategy, training, and leadership, I am prepared to contribute to the growth, efficiency, and innovation of our local airport systems, ensuring they meet the needs of both travelers and the community.

DEI Community Task:

As a Latina women, I am passionate about the importance of fostering spaces where diverse voices are not only included but also celebrated, and where everyone has equitable access to opportunities for growth and success. Through my experience at Amazon, I was the president of the DEI initiatives within the fulfillment center and led over 10 DEI groups within the facility. Leading high scale initiatives and events to promote diversity and inclusion.

Public Art Advisory Committee:

Through my roles at Walmart and Amazon I have worked on leading and advising teams on strategic initiatives for the future. I led getting a giant mural for the Tulsa Amazon Fulfillment Center. I worked with design teams to bring the mural to completion. I can provide pictures of this. I am eager to see Bentonville be a beautiful city and I believe the right art can enlighten our city. By bringing a collaborative approach and a strategic mindset, I hope to support art initiatives that not only beautify our public spaces but also foster a sense of belonging, inspire dialogue, and engage residents in meaningful ways.

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2. Why would you like to be considered for appointment to this commission or board?

Pleas see paragraph above. But overall I would love to get involved in the city. I know the Public Art Advisory Committee is currently taking applications. But any entry way to help with the city and get involved with a board would be a huge honor.

---

3. What do you hope to be able to contribute?

I hope I am able to showcase diversity to the city of Bentonville. The city is already very diverse and we need Latina Women representation in our city. Not only am I able to contribute a DEI quality but I have extensive expertise with two large Fortune top 5 companies. Walmart and Amazon. I have lead teams and I have driven strategic initiatives for these companies. At Walmart, I currently lead acceleration and planning efforts for the future of Walmart eCommerce. My expertise in program management and supply chain will make me a valuable asset to your city. I am a fast learner and I am eager to get involved.

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(Section Break)

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Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

---

I have read the above qualifications to serve on a city commission or board. Yes

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(Section Break)

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Restrictions on Appointees

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

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Agreement to Abide by Restrictions on Appointees Ashley Calderon

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Date 11/8/2024

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**Boards and Commissions Application Form**

Applicant Information

First Name Monica

Last Name Diodati

Address [REDACTED]

City Bentonville

State AR

Zip Code 72712

Home / Cell Phone [REDACTED]

Email Address [REDACTED]

Length of Bentonville Residency 2 years

Employer Two Friends Books

Occupation Owner

Business Phone [REDACTED]

(Section Break)

References

*Please provide 2 references*

Name Rob Apple

Email Address [REDACTED]

Address *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip Code *Field not completed.*

Phone Number	<i>Field not completed.</i>
Name	Jessica Pearson
Email Address	
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	<i>Field not completed.</i>
Fax Number	<i>Field not completed.</i>

(Section Break)

**Board Selection and Qualifications**

Select all commissions and boards for which you would like to be considered: Active Transportation Advisory Board, Ozark Regional Transit Authority, Planning Commission

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?

I have a background in urban planning and community engagement, having worked with Better Block Foundation in Dallas. I own a small business locally, Two Friends Books, that works to create community and a sense of belonging in Bentonville. I'm a carless resident of Bentonville that depends on public transportation and walking and biking infrastructure to get around.

I've worked closely with city zoning codes while leading projects in other towns and cities, and have read our city's cover to cover. As a property owner and small developer, I've also had to navigate codes, permits and requirements so am familiar from both a personal and professional side.

In Bentonville, I worked with Blue Crane Development and Ropeswing on new concept development. That included organizing focus groups, feasibility studies, and collecting data-driven research on what our city wants and needs, as well as

piloting ideas with the community to see what made sense. I'm a creative, action-oriented person with an entrepreneurial spirit, and I'd like to get more involved with my city.

---

2. Why would you like to be considered for appointment to this commission or board?

As a resident passionate about where I live, I want to help make it a more sustainable, equitable place. To me, that means access to multimodal transportation; complete streets and family-friendly public space; a sense of community fostered by smart density and human-scale amenities; and protecting small businesses and citizen-led endeavors that welcome diverse backgrounds and points of view.

I want the place I live to be walkable, safe, and reflective of the people who live here, regardless of income. That said, alternative transportation and working with existing residents to get them engaged in ways to improve their neighborhoods is also important. During my time at the urban design nonprofit, we always started every project with many community input sessions; no one knows what they need more than the people who live and work there. Listening to each other, educating each other, testing ideas, and finding solutions that work on multiple levels is what I'm good at.

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3. What do you hope to be able to contribute?

I can contribute my experience with community engagement, event organizing, grassroots activism, and creative problem solving.

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(Section Break)

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#### Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

---

I have read the above qualifications to serve on a city commission or board.

Yes

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(Section Break)

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#### Restrictions on Appointees

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

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Agreement to Abide by      Monica Diodati  
Restrictions on  
Appointees

---

Date                              12/5/2024

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**Boards and Commissions Application Form**

Applicant Information

First Name	Steven
Last Name	George
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72713
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	10
Employer	Jack Link's
Occupation	Senior Customer Development Manager
Business Phone	[REDACTED]

(Section Break)

References  
*Please provide 2 references*

Name	Chuck Trudo
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72713

Phone Number	[REDACTED]
Name	Matt Pabst
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72713
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:	Active Transportation Advisory Board
1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?	I previously served on the Parks and Recreation Board for 6.5 years. I have a familiarity with a city board and functionality as a city committee member. I am an active user of our pedestrian and bike paths for leisure and I bike to work occasionally as an additional form of transportation.
2. Why would you like to be considered for appointment to this commission or board?	I enjoyed my time serving on the Parks and Recreation Advisory Board and would like to continue to be able to give back to the citizens and community. I want to ensure that Bentonville has an active transportation plan that can be utilized and will ensure community safety on our roads and pathways.
3. What do you hope to be able to contribute?	I was able to serve for 6.5 years on the Parks and Recreation Advisory Board as a voice for the Bentonville citizens. I felt that

I was able to provide not only a point of view of somebody that utilizes the parks personally, but sought the perspective of other citizens. I will provide a point of view of somebody that want Bentonville to continue to be the best city possible.

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(Section Break)

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**Qualifications for Serving**

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

---

I have read the above qualifications to serve on a city commission or board. Yes

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(Section Break)

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**Restrictions on Appointees**

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---

Agreement to Abide by Restrictions on Appointees Steven M George

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Date 12/16/2024

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## Boards and Commissions Application Form

### Applicant Information

First Name Christina

Last Name Johnson

Address

City Bentonville

State Arkansas

Zip Code 72717

Home / Cell Phone

Email Address

Length of Bentonville Residency 9 months

Employer Walmart

Occupation Manager, Global People

Business Phone

(Section Break)

### References

*Please provide 2 references*

Name Mandy McDonald Brashear

Email Address

Address *Field not completed.*

City *Field not completed.*

State *Field not completed.*

Zip Code *Field not completed.*

Phone Number	██████████
Name	Ashley Patterson
Email Address	████████████████████
Address	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip Code	<i>Field not completed.</i>
Phone Number	██████████
Fax Number	<i>Field not completed.</i>

(Section Break)

**Board Selection and Qualifications**

Select all commissions and boards for which you would like to be considered: Active Transportation Advisory Board

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?  
 I am a passionate and experienced member of the active transportation community who bikes to work daily. I have undergraduate degrees in business and applied physiology, as well as an MBA. I currently serve as a Move Hub Ambassador at my employer, Walmart, where I encourage and educate my peers about alternative methods of transportation to get to work and around town.

2. Why would you like to be considered for appointment to this commission or board?  
 I moved to Bentonville this year, and the exceptional active transportation infrastructure inspired me to start biking to work. What started off as a few days a week endeavor has evolved into a complete change of lifestyle. Not only do I now bike to work every day, I also bike to run errands, go to the square, see concerts or visit friends whenever possible.

Since becoming an active commuter, I feel happier, healthier, and more connected to my community. I would love to help

inspire and enable more people to participate in active transportation in Bentonville, and to have a voice in the further development of active transportation infrastructure in our beautiful city.

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3. What do you hope to be able to contribute?

I will contribute the perspective of a young professional who works for the city's largest employer, representing a key demographic for potential active commuters. I can also contribute data analysis, project management, and PowerPoint design skills as needed for the board.

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(Section Break)

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**Qualifications for Serving**

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

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I have read the above qualifications to serve on a city commission or board.

Yes

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(Section Break)

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**Restrictions on Appointees**

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Agreement to Abide by Restrictions on Appointees

Christina Johnson

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Date

12/10/2024



## Boards and Commissions Application Form

### Applicant Information

First Name JOCELYN

Last Name LAMPKIN

Address

City Bentonville

State AR

Zip Code 72713

Home / Cell Phone

Email Address

Length of Bentonville Residency 17 years

Employer Walmart

Occupation Compliance manager

Business Phone

(Section Break)

### References

*Please provide 2 references*

Name Allison Teters

Email Address

Address

City Centerton

State Ar

Zip Code 72714

Phone Number	[REDACTED]
Name	Tammy Henigin
Email Address	[REDACTED]
Address	[REDACTED]
City	Rogers
State	Ar
Zip Code	72713
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:	Active Transportation Advisory Board
1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?	<p>I work for Walmart and I am apart of the Bike Champion squad where we encourage active mobility. I'm also the bike Champion for Fulbright Junior high.</p> <p>I have served on numerous boards, especially willowbrook elementary where we work hard to get bikers to school safely every school day.</p>
2. Why would you like to be considered for appointment to this commission or board?	I think it is important to foster a community where alternative transportation is encouraged and Championed. We have the opportunity to make our community a great place for this mobility.
3. What do you hope to be able to contribute?	<p>My ideas, what I've seen and heard and share those with the group.</p> <p>As I am also a participant of active and alternative mobility, I hope to bring my insights as well.</p>

(Section Break)

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**Qualifications for Serving**

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

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I have read the above qualifications to serve on a city commission or board. Yes

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(Section Break)

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**Restrictions on Appointees**

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Agreement to Abide by Restrictions on Appointees Jocelyn Lampkin

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Date 11/29/2024

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## Boards and Commissions Application Form

### Applicant Information

First Name	Jason
Last Name	McCrary
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	15+ years
Employer	Walmart
Occupation	Software Engineer
Business Phone	[REDACTED]

(Section Break)

### References

*Please provide 2 references*

Name	Bret McCormick
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712

Phone Number	[REDACTED]
Name	Ashley Patterson
Email Address	[REDACTED]
Address	<i>Field not completed.</i>
City	Bentonville
State	AR
Zip Code	72712
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:

Active Transportation Advisory Board

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?

I'm a Sr. Software Engineer with 25 years at Walmart and a degree from NWACC. I bike to work and drop off my kids at school. For the past 6 years, I've been updating NWA maps using GIS and OpenStreetMap skills, which has given me a deep understanding of local trail, park, and road projects and their intersections with public, corporate, and private interests.

I'm the 'conversation lead' for Benton County Strong Towns which focuses on action areas involving bike-pedestrian-disability safety and access. Prior to this I've worked actively with the Bentonville Traffic Sign and Safety about my neighborhood's school traffic spikes as Osage E.S. intersects my road where I've worked with David (Parks), Chief Shastid (BPD), and David Mills (Sign, before he moved to Construction Inspection). I've also had meeting with Dennis B. to discuss City Road plans clear back to pre-vote on the Bentonville Bond issue and been in attendance at nearly every Bentonville Road project, ARDOT project, and Parks Feedback session for the

past few years. I've even partnered and completed contract GIS work for PeopleForBikes and Trailblazers to help the new Walmart Home Office team planners in prioritization of area gaps and disconnects in the infrastructure plans to help meet their 10% active transportation goals.

My latest collaboration with Jackie (P&R), Ashley Patterson (Walmart Move-New Homeoffice), and Jessica (Bentonville Move) is about to conclude. We've worked on a Public, Corporate, and Private partnership to improve detour markings on the Razorback Greenway after two bike-vehicle collisions on 102 and J Street. These new markings, which include a bollard in the middle of the bike path, MUTCD reflective orange markings, and point to the existing detour signage, should be installed in the next week or so.

In summary, I'm technically skilled, up-to-date on the city's active transportation, and adept at building bridges between various stakeholders. City staff find me passionate and persistent without being annoying or belligerent, focusing on community needs over personal ones.

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2. Why would you like to be considered for appointment to this commission or board?

I'd like to be considered for this commission or board to increase my effectiveness in doing much of what I'm already doing through collaboration with the city. I'm passionate about bike-pedestrian-disability safety as a daily bike commuter and weekend trail hiker and MTBer I'm using the trails and multi-use paths every day either to get to-from work, grocery shop, pick up or drop off kids, or just get out for exercise and relaxation to de-stress. I myself have a "blown" knee and exercise keeps me healthy and moving; while my wife is disabled and I also regularly experiencing what Bentonville is like from her experiences. I also have a couple friends that ride/live/work in Bentonville who are even more physically disabled and we see each other at least once a month and discuss the problem areas they see that I might miss.

I'm also already very invested and up-to-speed with Bentonville active transportation plans across Park and Road design which I'm proactively tracking so that I can update the GIS/OpenStreetMap data in the area so that digital way finding apps like Strava, Komoot, Trailfork, MTB Project, and more give good routes, for instance around and not through the current HO construction area or routing around the Lake BV

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bridge for the time being.

For all the reasons listed above as well as my passion, persistence, and collaborative approach to solution I believe city staff appreciate and value our past collaboration which makes me a valuable asset for any commission or board right from the start and with the ability to hit the ground proverbially "running" but more accurately biking.

---

3. What do you hope to be able to contribute?

If given the opportunity, I aim to focus on existing plans like the 'Vision Zero' initiative. My first priority would be to gather monthly feedback from BPD on bike-pedestrian-disability incidents and discuss necessary changes to achieve zero incidents. I would also seek reports from Bentonville Sign and Signals on progress with lowering speed limits and implementing leading pedestrian intervals.

Next, I would organize a walk through for city council members and staff to highlight areas of success, improvement, and concern-starting from Las Palmas to the water storage. This would help everyone understand the built environment better.

Additionally, I'd initiate discussions between Bentonville Streets and ARDOT about the 102 expansion proposals, advocating for better balance between cyclists and road users, similar to the recent north J Street design.

I hope to contribute by continuing my work and advocacy, fostering ongoing conversations, and accelerating progress. I'd also listen to the council's priorities, ensuring our recommendations are actionable and in line with our commitments to the Bike-Ped-Disability master plan and Vision Zero plan.

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Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

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I have read the above qualifications to serve on a city commission or board.

Yes

(Section Break)

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**Restrictions on Appointees**

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

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Agreement to Abide by      Jason McCrory  
Restrictions on  
Appointees

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Date                                      10/18/2024

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**Boards and Commissions Application Form**

Applicant Information

First Name	Luke
Last Name	Powers
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	2 years
Employer	Walmart
Occupation	Financial Planning
Business Phone	[REDACTED]

(Section Break)

References  
*Please provide 2 references*

Name	Jessica Pearson
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712

Phone Number	██████████
Name	Lilian Markfort
Email Address	████████████████████
Address	N/A
City	Amsterdam, Netherlans
State	N/A
Zip Code	N/A
Phone Number	N/A
Fax Number	N/A

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered: Active Transportation Advisory Board

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?

I have four areas of expertise that will be valuable to this board. First, I work in change management and financial budgeting for one of Walmart’s fastest-growing areas. Between revamping our ways of working and investing in new capabilities, my book of business has grown by over \$2B in my three years in role. Second, my bike is my transportation. I use Bentonville’s paths and sidewalks daily to get to work, go grocery shopping, and explore our dynamic city. Third, I have rigorously studied safe street design standards published by NACTO, The City of Oslo, and The Netherlands. I have even hosted tours of Bentonville’s infrastructure for visiting researchers. Fourth, I have been an engaged advocate for almost two years and have regularly worked with City Staff to ensure our projects protect vulnerable road users.

2. Why would you like to be considered for

I want my daughter to have the best quality of life. She’s 5 months old and the sweetest baby ever. By the time she’s 10, I want her to have the freedom to explore the city with a friend

appointment to this commission or board?

on their bikes. I want Bentonville to be so safe, so well designed, and have such an inviting culture that our kids don't grow up under house arrest. I envision a city where all road users enjoy their commutes. This is not some farfetched dream, other cities and countries are already there. The Netherlands has the highest driver satisfaction in the world according to WAZE, yet 27% of all trips are pedal-powered. We have models to follow, but we will need to break from traditional US designs that are three times deadlier per mile than the rest of the rich world. We can make Bentonville the best city in the country, and this committee is a step in the right direction.

3. What do you hope to be able to contribute?

I will ground this committee in safe street standards, vision zero, and fiscal acumen. It's easy to ask for bike lanes on every street, yet even the City of Oslo only installs bike facilities where vehicle-on-bike crashes are likely. We need to invest where Bentonville will get the highest return and our residents will have the highest improvements to their quality of life.

(Section Break)

#### Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

I have read the above qualifications to serve on a city commission or board.

Yes

(Section Break)

#### Restrictions on Appointees

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

Agreement to Abide by Restrictions on Appointees

Luke Powers

Date

10/27/2024

**Boards and Commissions Application Form**

Applicant Information

First Name	Shannon
Last Name	Reyenga
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	1.5 years
Employer	Stay at Home Parent
Occupation	Stay at Home Parent
Business Phone	[REDACTED]

(Section Break)

References

*Please provide 2 references*

Name	Luke Powers
Email Address	[REDACTED]
Address	<i>Field not completed.</i>
City	Bentonville
State	AR
Zip Code	<i>Field not completed.</i>

Phone Number	██████████
Name	Kate Schaffer
Email Address	<i>Field not completed.</i>
Address	<i>Field not completed.</i>
City	Bentonville
State	AR
Zip Code	<i>Field not completed.</i>
Phone Number	██████████
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:	Active Transportation Advisory Board
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1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?	<p>Professional Qualifications:</p> <ul style="list-style-type: none"> <li>- Served on Hot Springs, Arkansas Transportation Advisory Committee for 5 years. During my time on the board, we reviewed plans that extended transit service to local neighborhoods and improved transit windows for service industry workers. We also reviewed transportation permit applications and raised awareness of accessibility issues.</li> <li>- Prior to life as a stay at home parent, I worked in public involvement primarily representing engineering firms during the NEPA process and construction. I worked at PRR in Seattle and HDR engineering in Denver. Both positions allowed me to engage with stakeholders of all backgrounds on a variety of transportation issues from masterplanning a corridor study with a diverse multilingual population (Federal Boulevard Corridor Study) to responding to one citizen's frantic call about a broken elevator at a bus stop (SR 520 Eastside Transit and HOV</li> </ul>
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Project.)

- I have a bachelor's degree in Journalism from the University of Oregon. During my time there, I took elective courses related to disability rights and presented at staff trainings.

Personal Qualifications:

I am legally blind and deaf because of a genetic condition called Usher Syndrome. My five year old son and I travel most places in the city on foot. I use a mobility cane for navigation and cochlear implants for hearing. This gives me a unique perspective on a variety of issues encountered by people with disabilities particularly tactile markers and curb cuts.

---

2. Why would you like to be considered for appointment to this commission or board?

I believe someone with a disability needs to be on this commission to help guide the city's plans and bring awareness to access issues that may be overlooked. I have the professional background to understand how complex transportation planning and construction can be.

---

3. What do you hope to be able to contribute?

I hope to provide feedback on and promote bicycle and pedestrian infrastructure in the City of Bentonville. I'd also like to help gather input from other people with disabilities whenever possible. My goal is to help make Bentonville a better place for people with disabilities to get around.

Just to note if it's of concern: I have a tiny field of remaining vision that fluctuates in clarity. Usually, I am able to read some text with my remaining vision. I have magnifiers and screen readers I can use to improve contrast or read tricky text if we're asked to review a document. Receiving documents ahead of the meeting would increase my ability to contribute substantially as I could reformat it as needed to review.

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(Section Break)

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Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

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I have read the above qualifications to serve

Yes

on a city commission or board.

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(Section Break)

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**Restrictions on Appointees**

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

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Agreement to Abide by      Shannon Reyenga  
Restrictions on  
Appointees

---

Date                              12/3/2024

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## Boards and Commissions Application Form

Applicant Information

First Name	Evan
Last Name	Springer
Address	[REDACTED]
City	Bentonville
State	Arkansas
Zip Code	72712-4824
Home / Cell Phone	[REDACTED]
Email Address	[REDACTED]
Length of Bentonville Residency	4 Years
Employer	Arkus Inc.
Occupation	IT Consultant
Business Phone	[REDACTED]

(Section Break)

References  
*Please provide 2 references*

Name	Justin Petty
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712

Phone Number	[REDACTED]
Name	Bret McCormick
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered: Active Transportation Advisory Board

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?

I am an active member of FAST (Friends of Arkansas Singletrack), a local organization dedicated to maintaining and improving soft surface trails. Through FAST, I've taken on leadership roles in trail maintenance efforts to ensure our community's trails remain accessible, safe, and enjoyable for all users.

Following the May tornado, I organized and led multiple work groups as part of the "FAST Guardians of the Greenway" crew to clear debris and restore the Greenway and city parks. Working alongside other volunteers, I helped make these critical spaces safe and usable for residents once again.

Beyond my work with FAST, I actively contribute to the Engage and Connect sub-committee for the Bentonville Moves Coalition and the Benton County Strong coalition, both of which focus on fostering pedestrian-friendly and economically resilient communities. My involvement includes:

\* Writing to city council in support of initiatives like the creation

of the Active Transportation Advisory Board and mobilizing members of my network to submit their own letters as well.

\* Attending City Council meetings to voice my support for pedestrian infrastructure projects.

\* Participating in public feedback hearings for projects like the NE J St. overpass and the Route 102 project, both of which include pedestrian infrastructure as key components.

\* Taking part in the Plan Bentonville feedback session at the invitation of the City of Bentonville.

\* Engaging with other Bentonville residents to share updates on infrastructure projects, city planning initiatives, and opportunities to get involved.

Through collaboration with city officials, advocacy groups, and residents, I've gained valuable insights into active transportation challenges and opportunities. These experiences have equipped me to provide informed, community-focused recommendations that support the city's goals for enhancing and expanding its active transportation network.

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**2. Why would you like to be considered for appointment to this commission or board?**

My passion for active transportation began during the four years I spent living in a small hamlet in Germany as a child. At just 10 years old, I had the freedom to ride the bike paths connecting our village to nearby towns, a daily activity that fostered my independence and showed me the joy of cycling.

When I returned to the United States, I continued biking to school and work whenever possible. Through these experiences, I gained an understanding of why many Americans don't view active transportation as a safe or viable option.

Now, as a resident of Bentonville, I see both the need and the incredible potential for active transportation networks to transform our growing community. I want to help make this vision a reality by contributing to the development of infrastructure that I would feel confident letting my daughter use when she turns 10—just as I did at her age.

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**3. What do you hope to be able to contribute?**

I hope to contribute my time, experience, and perspective to help Bentonville continue to grow and improve its active transportation network. Drawing on my background in trail maintenance, public advocacy, and collaboration with city

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officials and residents, I aim to:

- \* Provide informed recommendations that address community needs and align with the city's active transportation goals.
- \* Leverage my relationships with local advocacy groups and residents to foster community support and engagement.
- \* Bring a balanced perspective that considers the needs of pedestrians, cyclists, and other users to ensure a safe and accessible network for everyone.
- \* Offer creative ideas for funding and expanding active transportation infrastructure while maintaining its long-term sustainability.

By serving on the board, I hope to play an active role in shaping a transportation network that supports Bentonville's vision for a connected, vibrant, and forward-thinking community.

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(Section Break)

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#### Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

---

I have read the above qualifications to serve on a city commission or board.	Yes
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(Section Break)

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#### Restrictions on Appointees

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

---

Agreement to Abide by Restrictions on Appointees	Evan Springer
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Date	11/18/2024
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## Boards and Commissions Application Form

### Applicant Information

First Name Sadie

Last Name Koudelka

Address [REDACTED]

City Bentonville

State Arkansas

Zip Code 72712

Home / Cell Phone [REDACTED]

Email Address [REDACTED]

Length of Bentonville Residency 3 years

Employer None

Occupation None

Business Phone None

(Section Break)

### References

*Please provide 2 references*

Name Carrie Penner

Email Address [REDACTED]

Address [REDACTED]

City Bentonville

State AR

Zip Code 72712

Phone Number	[REDACTED]
Name	Wendy Broughton
Email Address	[REDACTED]
Address	[REDACTED]
City	Bentonville
State	AR
Zip Code	72712
Phone Number	[REDACTED]
Fax Number	<i>Field not completed.</i>

(Section Break)

#### Board Selection and Qualifications

Select all commissions and boards for which you would like to be considered:

Active Transportation Advisory Board

1. What are your qualifications for serving on this commission or board, including education and subject matter expertise?

As a junior at Bentonville West High School, I have received an amazing education. I have earned passing scores on all of my AP College Board tests and a 4.0 GPA. I am also on the Bentonville School District Student Leadership Advisory Board, alongside Superintendent Dr. Debbie Jones and Jennifer Morrow. I am also in the Ignite Health Sciences strand, where we receive college credits and certifications to help us out with our future! I am also on the Bentonville West Swim team, where I practice at the Bentonville Community Center, and can better understand what the City of Bentonville Organization does for us.

2. Why would you like to be considered for appointment to this commission or board?

I want to be considered for this board because I love serving my community. As an aspiring nurse, I aim to help others and allow others to live the best life possible. With this board, I feel I am best able to do that!

3. What do you hope to be able to contribute?

I hope to contribute my input as a teenager and voice my opinion to help other teenagers feel heard and seen. As a student in the Ignite program who drives an extraordinary amount, I'd like to share my experience with the board regarding transportation.

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(Section Break)

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Qualifications for Serving

*Please read the Qualifications for Serving provided below. These are the general qualifications to serve on any board or commission of the City of Bentonville.*

---

I have read the above qualifications to serve on a city commission or board.

Yes

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(Section Break)

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Restrictions on Appointees

*Please read the Restrictions on Appointees provided below. Then type in your name and date to confirm that you are aware of and, if appointed, agree to the following rules.*

---

Agreement to Abide by Restrictions on Appointees

Sadie Koudelka

Date

11/22/2024

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**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

# Memo



To: City Council Members and Mayor Orman  
From: David Wright, Parks and Recreation Director  
Date: March 25, 2025  
Re: Council approval of an EWA, in the amount of \$8,000, for the A Street Promenade.

---

Parks and Recreation Staff seeks a resolution authorizing Mayor Orman to enter into an amended agreement authorizing Design Workshop to design the vehicular turn-around on Blake Street at the A Street Promenade.

This turnaround is multi-functional, providing additional access to the A Street Promenade. This allows for additional ADA Access and parking, as well as access from the Razorback Greenway. It will also serve as the route to 21c's valet parking area.

These funds are paid for via contingencies in the design and construction grants for the project and will have no impact to the City's budget. This action does not require a budget adjustment.

If you have any questions, regarding this item, please contact me at 418.8653, or email [dwright@bentonvillear.com](mailto:dwright@bentonvillear.com).

*Attachments:*  
*Design Workshop EWA*

**Design Workshop, Inc.**

Landscape Architecture

Planning

Urban Design

812 San Antonio Street  
Suite 401  
Austin, TX 78701  
512.499.0222  
512.499.0229 fax

[designworkshop.com](http://designworkshop.com)

August 23rd, 2024

David Wright  
Director  
Bentonville Parks + Recreation  
215 SW A St., Bentonville, AR 72712

Additional Services for: A-Street Promenade: 6331  
Add Service No. 007 – 21C Drop Off Lane

Dear David,

Additional Services for: Addition of a drop-off lane on the Blake Street turnaround to accommodate 21C Museum Hotel losing their drop off on A Street.

This letter is a request for approval to bill for on-going additional services associated with the A Street Promenade in Bentonville, Arkansas.

21C Museum Hotel is planning for renovations to relocate their drop off and entrance to the North side of their building to accommodate the A Street Promenade. This additional service covers the design and documentation of adding a drop-off lane for 21C along the proposed Blake Street turnaround. The defined scope will include the vehicular drop-off lane and associated curb. Along with design time, the process requires updates to documentation for site materials, layout, planting, and grading. These changes will be addressed as Bulletin 008.

As a result, we are requesting approval of this additional service request due to the conditions mentioned above.

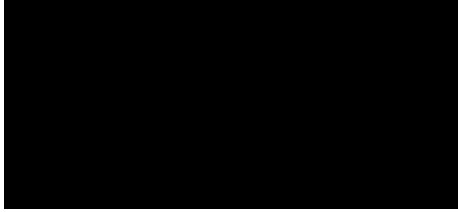
By signing this letter, you are authorizing Design Workshop, Inc. and our sub-consultants (at the direction of DW) to commence services immediately for a **fee of \$8,000**.

The contract conditions of the existing agreement dated October 8th, 2020, shall be binding on these additional services unless modified herein. The following is a summary of the fees associated with this effort.

Additional Service Request 007	\$8,000
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Should you have any questions, please do not hesitate to call me at 985-630-0312.

Sincerely,  
DESIGN WORKSHOP, INC.



Conners Ladner, PLA  
Principal

APPROVED BY CLIENT:

By: \_\_\_\_\_

Date: \_\_\_\_\_

Title: \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO APPROVE AN EXTRA WORK AUTHORIZATION WITH DESIGN WORKSHOP, FOR THE A STREET PROMENADE, IN AN AMOUNT NOT TO EXCEED EIGHT THOUSAND DOLLARS (\$8,000.00); AND FOR OTHER PURPOSES.**

**WHEREAS**, additional design work is needed for a vehicular turn-around on Blake Street at the A Street Promenade; and

**WHEREAS**, there is no additional cost associated with this extra work authorization.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are hereby authorized to approve an extra work authorization with Design Workshop, in an amount not to exceed eight thousand dollars (\$8,000.00), for design work on a vehicular turn-around at the A Street Promenade;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, Mayor**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, City Clerk**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

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# Memo



To: City Council, Mayor Orman  
From: David Wright, Parks and Recreation, Director  
Greg Hughes, Parks and Recreation, Recreation Services Manager  
Date: 3/26/2025  
Re: Run Bentonville Half Marathon Hoodies – Skyline Printing Amendment

---

A Resolution to amend the contract from bid award for IFB 24-56.

Parks and Recreation Staff formally request a resolution amending the contract with Skyline Printing to allow for logos on front, back, and sleeve, with an expanded color range of up to five colors shirt / hoodie designs for the Bentonville Half Marathon. The original agreement only allowed for printing on the shirt's front, as well as a maximum of two colors. However, designs did not reflect the quality of an event with approximately 5,000 participants representing 40 states.

This amendment also allowed for a price increase for the Extra Small Hoodie from \$7.88 to \$11.63 due to the original product not being available as well as the additional costs of printing.

The Bentonville Half Marathon is one of Park and Recreation's signature events and is among the highest revenue events hosted by our department. In fact, Runner's World Magazine claimed the Bentonville Half Marathon as the best Half Marathon in the South on two different occasions. To sustain this level of service and continue to produce revenue for our department, we should ensure the products our customers pay for are of high quality. This year's event includes record numbers, producing more than \$350,000 in revenue, and we are still 10+ days prior to the event.

Despite the price increase, these shirts / hoodies are within the budgeted expense in our program budget, even including this amendment. No budget adjustment is needed, and all expenses are covered by registration revenue.

If you have questions concerning this item, please email [dwright@bentonvillear.com](mailto:dwright@bentonvillear.com), or call 479.271.6813.

RESOLUTION NO. 10-22-24 F

**A RESOLUTION AWARDING BID #IFB-24-56; AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH SKYLINE PRINTING; AND FOR OTHER PURPOSES.**

**WHEREAS**, Skyline Printing is the lowest qualified bidder for bid #IFB-24-56;

**WHEREAS**, this agreement covers the purchase of hoodies for the 2025 Run Bentonville on a per unit price; and

**WHEREAS**, this is a budgeted item.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

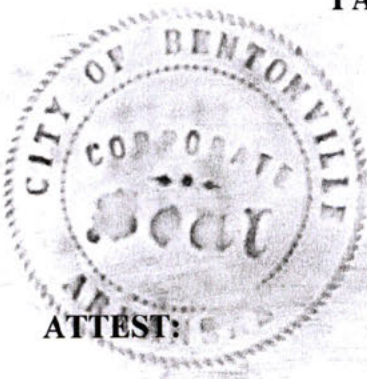
Section 1: The Mayor and City Clerk are authorized to enter into an agreement with Skyline Printing, for the purchase of hoodies for the 2025 Run Bentonville, on a per unit price;

Section 2: The total estimated purchase cost, per unit price, is twenty-nine thousand three hundred forty-eight dollars and twenty-five cents (\$29,348.25);

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4 - Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

PASSED AND APPROVED this 22 day of October, 2024.



ATTEST:



**Malorie Marrs, CITY CLERK**

APPROVED:



**Stephanie Orman, MAYOR**



# CITY OF BENTONVILLE, ARKANSAS

Purchasing and Compliance Department – 1000 SW 14<sup>th</sup> Street, Bentonville Arkansas 72712

City Hall – 305 SW A Street Bentonville, Arkansas 72712

## AMENDMENT TO INVITATION FOR BID CONTRACT

This amendment (the “Amendment”), dated January 6, 2025 is made by the City of Bentonville, Arkansas (“City”) and Skyline Printing and Merch (“Supplier”), parties to the Invitation for Bid (IFB)-24-56 with Bentonville Parks and Recreation Department, for 2025 Run Bentonville Hoodies - RBHM, dated October 29, 2024 (the “Agreement”).

1. In accordance with Section 4b (Change Orders and Amendments), any changes to the contract shall not be approved unless approved in writing by the City.
2. The Agreement is amended as follows:
3. The Parties have mutually agreed to increase the price for Line Item 1 of the Bid Tabulation from \$7.88 per Extra Small Hoodie, as specified to \$11.63 per Extra Small Hoodie, as specified. Due to the original product not being available to order and additional printing being done.
4. The Parties have mutually agreed to amend the Scope of Work to reflect the following changes:
  - a. The logo, previously limited to the front of the hoodies and restricted to two colors, will now be printed on the front, back, and sleeve, with an expanded color range of up to five colors.
5. This amendment shall be effective immediately when fully executed.
6. Except as set forth in this amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this amendment and the Agreement, or any earlier amendment, the terms of this amendment shall prevail.

**THE CITY OF BENTONVILLE, ARKANSAS**

**BY:** \_\_\_\_\_

**Stephanie Orman, Mayor**

**DATE:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**Name(printed):** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT AMENDMENT WITH SKYLINE PRINTING, FOR ADDITIONAL DESIGN ON THE BENTONVILLE HALF MARATHON HOODIES; AND FOR OTHER PURPOSES.**

**WHEREAS**, Skyline Printing was awarded bid #IFB-24-56 at the October 22, 2024 council meeting;

**WHEREAS**, an amendment is needed for additional design to better reflect the quality and importance of the Bentonville Half Marathon; and

**WHEREAS**, the additional cost is covered by registration costs.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to enter into a contract amendment with Skyline Printing, for additional design on the 2025 Run Bentonville hoodies, on a per unit price;

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

**Is this Item Budgeted?**      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

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## LETTER AGREEMENT AMENDMENT NO. 1

January 31, 2025

This AMENDMENT (“Amendment”) shall amend and become a part of the Letter Agreement for Professional Services dated June 16, 2023 between City of Bentonville, Arkansas (“Client”) and Olsson, Inc. (“Olsson”) providing for professional services for the following Project (the “Agreement”):

### PROJECT DESCRIPTION AND LOCATION

Project is located at: Bentonville, Arkansas

Project Description: Relocation of approximately 12,000 linear feet of 48-inch transmission line and 2,000 linear feet of 12-inch water line along State Highway 112.

### SCOPE OF SERVICES

Client and Olsson hereby agree that Olsson’s Scope of Services under the Agreement is amended by adding the services specifically described below for the additional compensation set forth below:

Olsson shall provide or has provided the following:

#### Phase 200 – Survey Services

##### A. Additional Services - \$28,500.00

- a. Revised alignment and crossing at HWY 112 due to property owner requests. Revised alignment required additional topographic survey and easement documentation.
- b. Provide temporary staking of proposed easements in support of real estate acquisitions. Three trips for temporary staking are assumed.

#### Phase 300 – Geotechnical Services

##### A. Additional Services - \$10,000.00

- a. In-Situ Electrical Resistivity Testing
  - i. Olsson will perform electrical resistivity testing (ERT) at one location. The ERT will be performed using the Wenner four-pin method and will include

two perpendicular arrays with a maximum pin spacing of 300 feet. Each array will include 'a'-spacings of 5, 10, 20, 30, 50, 70, 100, 150, 200 and 300 feet. The approximate array orientations are shown in Figure 1.

- ii. Field Exploration General Notes and Assumptions
  - iii. Electrical resistivity test location must be readily accessible by field vehicle (pick-up truck).
- b. Support trucks may cause disturbance to natural surroundings including but not limited to soil indentations, concrete and asphalt pavement damage, and damage to underground sprinkler systems.
  - c. Olsson will present the results in a written letter report that will include a map of the electrical resistivity location and a summary of electrical resistivity tests.

### **Phase 600 – Engineering Design Services – 48-inch relocation**

#### **A. Additional Services – \$216,425.00**

- a. Preliminary Alignment study
  - i. Provided three (3) preliminary design alignments and provide GIS mapping with property Owners and design connection locations
  - ii. Comparative opinions of probable costs for each preliminary design.
  - iii. Olsson shall provide options in letter format for ARDOT to approve layout and Project financing
- b. At Owners direction, revised alignment after 30 percent to remove alignments from Haxton Road due to potential expansion and utility conflicts.
- c. Reviewed and investigated an alignment change to Harrel property from proposed property. Alignment change would have moved alignment along Pace Lane.
- d. To allow for open cut construction of new waterline crossing of Highway 112 a Shoo fly traffic detour design is provided.
- e. Revised alignment and crossing at HWY 112, due to property Owner requests. The alignment change occurred after 90% design and impacted survey, easement acquisition, corrosion control, BMP's, shoo-fly detour, and Osage Creek Crossing.

### **Phase 610 – Cathodic Protection Design Services**

#### **A. Additional Services – \$23,870.00**

- a. Design of a shallow bed anode cathodic protection system was provided as part of design documents. Due to cost of the land chosen for the system and a desire for system to match design of other systems being designed, owner has requested additional study and redesign be performed with preference for deep well anode bed.
  - i. Development of additional analysis of CP System (Corrosion)
  - ii. Provide KMZ Map with potential options for CP system locations

1. Locations will be based on easement information and power availability
- iii. Model various scenarios of CP system locations to determine CP coverage of the pipeline
- iv. Assumptions will be made on resistivities based on data we already have and any Geotech information we have or can get publicly.
- v. look at remote and close anode beds
- vi. The effort will look at conventional shallow beds, deep anode beds, and semi-deep anode beds
- vii. Provide a field work plan to Geotech to validate assumptions made on resistivity
- viii. Revise and update drawings accordingly based on changes.

## **Phase 990 – Engineering Design Services – 12” Relocation**

### **A. Additional Services – \$19,070.00**

- a. Additional services include detailed design and structural design of 6-inch water meter vault for service to Cave Springs.

## **SCHEDULE FOR OLSSON’S SERVICES**

Unless otherwise agreed, Olsson expects to perform its services covered by this Amendment as follows:

Anticipated Start Date: Ongoing  
 Anticipated Completion Date: August 2025

Olsson will endeavor to start its services on the Anticipated Start Date and to complete its services on the Anticipated Completion Date. However, the Anticipated Start Date, the Anticipated Completion Date, and any milestone dates are approximate only, and Olsson reserves the right to adjust its schedule and any or all of those dates at its sole discretion, for any reason, including, but not limited to, delays caused by Client or delays caused by third parties.

## **COMPENSATION**

For the additional Scope of Services specifically set forth in this Amendment, Client shall pay Olsson the following fee in addition to the fee(s) set forth in the Agreement:

Client shall pay to Olsson for the performance of the Scope of Services, the actual time of personnel performing such services in accordance with the Labor Billing Rate Schedule(s), and all actual reimbursable expenses in accordance with the Reimbursable Expense Schedule attached to original Agreement. Olsson shall submit invoices on a monthly basis, and payment is due within 30 calendar days of invoice date.



**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING AMENDMENT 1 ARDOT UTILITY RELOCATION AGREEMENT (HWY 112); AMENDING THE 2025 BUDGET; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City of Bentonville has entered into an agreement with ARDOT and Olsson Engineering for relocation of utilities associated with ARDOT project 090512 – Springdale Bypass;

**WHEREAS**, the parties have negotiated an amendment to said agreement which has a total proposed cost of two hundred ninety-seven thousand eight hundred sixty-five dollars (\$297,865.00) for additional engineering design, cathodic protection, and geotechnical services associated with relocation of 12,696 linear feet of 48-inch water transmission main and the 2,000 linear feet of 12-inch water line; and

**WHEREAS**, the City Council finds that approval of this amendment is in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to execute said Amendment;

Section 2: The 2025 Budget is hereby adjusted to recognize two hundred ninety-six thousand five hundred fifty-four dollars and sixty-six cents (\$296,554.66) into Account #503020-33410 – State Capital Grant and appropriate two hundred ninety-seven thousand eight hundred sixty-five dollars into Account #503020-47320 – Improvements Other – Water Improvements;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution 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 Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<b>Informational</b>	<b>Bid Award</b>	<b>Enter into an Agreement</b>	<b>Change Order</b>
<b>Recognizing Funds</b>	<b>Budget Adjustment</b>	<b>Waiver of Bid</b>	<b>Emergency Clause</b>
<b>Ordinance</b>	<b>Resolution</b>	<b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$	
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**Budget Impact**

Is this Item Budgeted?      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund    Utility Fund    Street Fund    Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

City of Bentonville, Arkansas

City Hall

305 SW A Street Bentonville, AR 72712

**PROFESSIONAL SERVICES AGREEMENT BETWEEN**  
**THE CITY OF BENTONVILLE**  
**AND**  
**RAFTELIS FINANCIAL CONSULTANTS, INC.**

This Consulting Agreement (“Agreement”) is entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 (hereinafter referred to as the effective date of the agreement) by and between, the City of Bentonville (the “Client”) and Raftelis Financial Consultants, Inc., 227 W. Trade Street, Suite 1400, Charlotte, NC 28202 (“Raftelis”).

**Witnesseth**

WHEREAS, Raftelis is engaged and experienced in public finance, management, and pricing, and service delivery, and WHEREAS, The Client desires to hire Raftelis and Raftelis agrees to provide services to the Client, NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to the terms and conditions set forth herein.

**Article 1 – Statement of Work**

Raftelis shall provide professional consulting services to prepare a capacity fee study for Client. Raftelis will perform the services as set forth in its proposal sent to Client dated May 24, 2024 and included herein as Attachment A, the “Scope.”

**Article 2 – Time for Completion**

This Agreement will commence upon approval by the Client and remain in effect for a period of one year. Further renewals of this Agreement are at the option of and shall be mutually agreed to by the Parties.

**Article 3 – Compensation**

Client shall pay to Raftelis the sum not to exceed \$59,600, which includes professional fees and direct expenses incurred in performing the Scope of services, as well as an hourly technology expense reimbursement, outlined in Attachment B. The parties understand that this sum is based upon the Scope of work contained herein at Raftelis’ current standard hourly rate schedule included in Attachment B. Any expansion of the Scope of work by the Client shall involve discussion of and agreement about additional fees and time by both parties.

Raftelis shall submit invoices to the Client on a monthly basis for services rendered to the date thereof. Such invoices shall be supported by appropriate documentation; at a minimum, the task performed, the individuals working on such task, the level of each such individual, and expenses incurred. Each invoice

will contain all hours and expenses from Raftelis for the month. Upon receipt of monthly invoice, the Client will remit payment of same amount to Raftelis within 30 days.

#### **Article 4 – Additional Services**

At the Client’s request, Raftelis may submit proposals for additional professional services. Each proposal submitted shall detail: (1) Scope of work for the additional services; (2) period of services to be performed; and (3) method and amount of compensation. The Client shall provide written acceptance and authorization to Raftelis prior to the commencement of work on any proposed additional services. Each proposal for additional services accepted and approved by the Client shall become part of this Agreement and shall be governed by the terms and conditions contained herein.

#### **Article 5 – Place of Performance**

Raftelis shall be responsible for maintaining its own office facilities and will not be provided with either office facilities or support by the Client.

#### **Article 6 – Indemnification**

Raftelis hereby agrees to indemnify and defend the Client, its officers, directors, managers, and employees (“Indemnified Party” or “Indemnified Parties”) and to hold the Indemnified Parties harmless against third party claims, costs, and expenses, including reasonable attorney’s fees, action, or demands against the Indemnified Parties and against damages for injury to or death of any person and for loss of or damage to all property caused by the negligent acts, errors, or omissions of Raftelis in performing this Agreement, except to the extent the claims, demands, liabilities, cost, and expenses are caused by the negligent acts, errors, or omission of an Indemnified Party.

#### **Article 7 – Insurance**

Raftelis shall maintain the types and levels of insurance during the life of this Agreement as specified below. The Client will be named as additional insured on Raftelis’ Certificates of Insurance and Raftelis will provide the Client with these Certificates of Insurance.

Commercial General Liability Insurance – \$1,000,000 for each occurrence and \$2,000,000 in the aggregate

Comprehensive Automobile Liability Insurance – \$1,000,000 combined single limit each occurrence – hired and non-owned only

Workers Compensation Insurance – Statutory limits

Professional Liability Insurance – \$5,000,000 occurrence and \$5,000,000 in excess

Excess or Umbrella Liability – \$5,000,000 occurrence and \$5,000,000 in the aggregate

Cyber Security – \$5,000,000

### **Article 8 – Confidential Information**

Raftelis acknowledges and agrees that in the course of the performance of the services pursuant to this Agreement, Raftelis may be given access to, or come into possession of, confidential information from the Client, of which information may contain privileged material or other confidential information. Raftelis acknowledges and agrees, except as required by judicial or administrative order, trial, or other governmental proceeding, that it will not use, duplicate, or divulge to others any such information marked as “confidential” disclosed to Raftelis by the Client (“Confidential Information”) without first obtaining written permission from the Client. All tangible embodiments of such information shall be delivered to the Client or the destination of such information by Raftelis requested by the Client. The Client acknowledges Raftelis has the right to maintain its own set of work papers, which may contain Confidential Information.

### **Article 9 – Independent Contractor Status**

It is understood and agreed that Raftelis will provide the services under this Agreement on a professional basis as an independent contractor and that during the performance of the services under this Agreement, Raftelis’ employees will not be considered employees of the Client within the meaning or the applications of any federal, state, or local laws or regulations including, but not limited to, laws or regulations covering unemployment insurance, old age benefits, worker’s compensation, industrial accident, labor, or taxes of any kind. Raftelis’ employees shall not be entitled to benefits that may be afforded from time to time to Client employees, including without limitation, vacation, holidays, sick leave, worker’s compensation, and unemployment insurance. Further, the Client shall not be responsible for withholding or paying any taxes or social security on behalf of Raftelis’ employees. Raftelis shall be fully responsible for any such withholding or paying of taxes or social security.

### **Article 10 – Reliance on Data**

In performance of the services, it is understood that the Client and/or others may supply Raftelis with certain information and/or data, and that Raftelis will rely on such information. It is agreed that the accuracy of such information is not within Raftelis’ control and Raftelis shall not be liable for its accuracy, nor for its verification, except to the extent that such verification is expressly a part of Raftelis’ Scope of services.

### **Article 11 – Standard of Performance**

Raftelis will perform the services under this Agreement in accordance with the standard of professionals in its industry prevailing at the time and place the services are performed. Raftelis’ opinions, estimates, projections, and forecasts of current and future costs, revenues, other levels of any sort, and events and estimates of cost-justified system development fees shall be made on the basis of available information and

Raftelis' expertise and qualifications as a professional. Raftelis will perform the Scope of services in conformance with the professional standards in its field of expertise prevailing at the time and place the Scope of services are performed. Raftelis does not warrant or guarantee that its opinions, estimates, projections or forecasts of current and future levels and events will not vary from the Client's estimates or forecasts or from actual outcomes. Raftelis identifies costs, allocates costs to customer classes and provides rate models. It does not establish rates, which is the legislative responsibility of the Client.

### **Article 12 – No Consequential Damages**

To the fullest extent permitted by law, neither party shall be liable to the other for any special, indirect, consequential, punitive or exemplary damages resulting from the performance or non-performance of this Agreement notwithstanding the fault, tort (including negligence), strict liability or other basis of legal liability of the party so released or whose liability is so limited and shall extend to the officers, directors, employees, licensors, agents, subcontractors, vendors and related entities of such party.

### **Article 13 – Termination of Work**

This Agreement may be terminated as follows:

1. **By Client.** (a) for its convenience on 30 days' notice to Raftelis; or (b) for cause, if Raftelis materially breaches this Agreement through no fault of Client and Raftelis neither cures such material breach nor makes reasonable progress toward cure within 15 days after Client has given written notice of the alleged breach to Raftelis.
2. **By Raftelis.** (a) for cause, if Client materially breaches this Agreement through no fault of Raftelis and Client neither cures such material breach nor makes reasonable progress toward cure within 15 days after Raftelis has given written notice of the alleged breach to Client; or (b) upon five days' notice if Work under this Agreement has been suspended by either Client or Raftelis in the aggregate for more than 30 days.
3. **Payment upon Termination.** In the event of termination, Raftelis shall be compensated for all work properly performed prior to the effective date of termination.

(Remainder of page intentionally left blank)

**Article 14 – Notices**

All notices required or permitted under this Agreement shall be in writing and shall be deemed deliverable when delivered in person or deposited in the United States mail, postage prepaid, addressed as follows:

If for the Client:

If for Raftelis:

\_\_\_\_\_  
Name

Collin Drat

\_\_\_\_\_  
Raftelis Financial Consultants, Inc.

215 W. Pershing Road

Suite 406

\_\_\_\_\_  
Title

Kansas City, MO 64108

\_\_\_\_\_  
Address

**Article 15 – Ownership of Work Product**

All documents, data, compilations reports and studies prepared by Raftelis in performing the Scope of services shall be the property of the Client; provided that any use other than as contemplated in this Agreement or any alteration or modification of the Work Product shall be at the sole risk of Client, and Client shall indemnify, defend and hold Raftelis harmless from any claim, demand, liability, cost or expenses incurred by Raftelis from such use or modification. Nothing contained herein shall be deemed an assignment, transfer, or divestiture of its use by Raftelis of any of its trade secrets, know-how, or intellectual property.

**Article 16 – Compliance with Applicable Laws**

Raftelis is an equal opportunity employer and complies with all federal, state, and local fair employment practices laws. Raftelis strictly prohibits and does not tolerate discrimination against employees, applicants, or any other covered persons because of race, color, religion, national origin or ancestry, gender identity, sexual orientation, marital status, sex, pregnancy, age, disability, past, current, or prospective service in the uniformed services, or any other characteristic protected under applicable federal, state, or local law. All Raftelis employees, other workers, and representatives are prohibited from engaging in unlawful discrimination. This policy applies to all terms and conditions of employment, including, but not limited to, hiring, training, promotion, corrective action, compensation, benefits, and termination of employment.

Any act of discrimination committed by Raftelis in the course of its performance under this Agreement, or failure to comply with these statutory obligations when applicable, shall be grounds for termination of this Agreement.

## Article 17 – General Provisions

- A. Entire Agreement: This Agreement represents the entire and sole agreement between the Parties with respect to the subject matter hereof.
- B. Waiver: The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.
- C. Relationship: Nothing herein contained shall be construed to imply a joint venture, partnership, or principal-agent relationship between Raftelis and the Client; and neither Party shall have the right, power, or authority to obligate or bind the other in any manner whatsoever, except as otherwise agreed to in writing.
- D. Assignment and Delegation: Neither Party shall assign this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties hereto.
- E. Severability: If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as above provided, as the case may be.
- F. Governing Law: This Agreement shall be governed by, and construed in accordance with, the laws of the State of Arkansas.
- G. Paragraph Headings: The paragraph headings set forth in this Agreement are for the convenience of the Parties, and in no way define, limit, or describe the Scope or intent of this Agreement and are to be given no legal effect.
- H. Third Party Rights: Nothing in this Agreement shall be construed to create or confer any rights or interest to any third party or third-party beneficiary. It is the intent of the parties that no other outside, non-party claimant shall have any legal right to enforce the terms of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement by their duly authorized representatives.

By: \_\_\_\_\_  
Signature

\_\_\_\_\_

Title

\_\_\_\_\_

Date

Raftelis Financial Consultants, Inc.

By: \_\_\_\_\_  
Signature

\_\_\_\_\_

Title

\_\_\_\_\_

Date

**ATTACHMENT A**  
**STATEMENT OF WORK**

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**ATTACHMENT B**  
**RAFTELIS' STANDARD HOURLY BILLING RATES**

<b>Position</b>	<b>Hourly Billing Rate*</b>
Chair/Chair Emeritus	\$500
Chief Executive Officer/President	\$450
Executive Vice President	\$400
Vice President	\$360
Senior Manager	\$320
Recruiter	\$295
Principal/Senior Advisor	\$295
Manager	\$285
Senior Consultant	\$250
Executive Coach	\$250
Consultant	\$220
Creative Director	\$220
Associate Consultant	\$185
Graphic Designer	\$160
Analyst	\$135
Administration	\$100
Technology/Communications Charge**	\$10

\* These rates will be in effect for calendar year 2025 and will then increase annually by three percent (3%) unless specified otherwise by contract.

\*\* Technology/Communications Charge – This is an hourly fee charged monthly for each hour worked on the project to recover telephone, facsimile, computer, postage/overnight delivery, conference calls, electronic/computer webinars, photocopies, etc.

\*\*\* For services related to the preparation for and participation in deposition and trial/hearing, the standard billing rates listed above will be increased by an amount up to 50%.



**CITY OF BENTONVILLE**

# **Water and Wastewater Capacity Fee Analysis**

**SCOPE OF SERVICES / May 24, 2024**



# Scope of Services

## Task 1: Project Initiation, Management, and Stakeholder Engagement

We will conduct project kick-off meetings with City staff, the City Council and the Utility Board. The meetings with City staff and City Council will be conducted onsite and will take place on the same day. The kick-off meeting with the Utility Board will be a separate meeting, conducted virtually. The staff kick-off meeting will focus on study logistics including work plan, the project timeline, data requirements, and deliverables. Prior to the staff kick-off meeting, we will review the data provided by City staff and begin framing preliminary analyses and formulate any questions.

The kick-off meetings with the City Council and Utility Board will provide an overview of these issues, but—similar to prior studies—will focus on issues of policy surrounding the establishment of capacity fees, to ensure staff and the project team have appropriate direction moving forward.

Throughout the project we will manage the process via consistent communication, regular meetings (virtual and onsite) with City staff and a robust QA/QC process

### PLANNED MEETINGS:

- Onsite Meeting #1 – Kick-off meeting with City staff, Bentonville City Council
- Virtual kick-off meeting with Bentonville Utility Board

### DELIVERABLES:

- Kick-off meeting materials
- Kick-off meeting summary memorandum

## Task 2: Identify Cost of Growth Recovery Approaches

There are a variety of options for recovering the cost of infrastructure constructed to serve new customers, but all are premised on the concept that existing customers, by definition, have the infrastructure required to serve them. Since these customers will not *directly*<sup>1</sup> benefit from infrastructure constructed to serve new customers, it is common to determine one-time fees charged to new development to offset these costs under the “growth pays for growth” concept. In practice, it is uncommon for these one time fees to fully cover the cost of the growth related projects, but they are an approach to mitigating the financial impact of growth related infrastructure on existing customers. There will always be a timing difference between when growth related infrastructure must be financed and constructed (in large discrete chunks) and when the growth and related fees are realized. To the extent that funding is needed now for projects that will serve new customers added over a longer time horizon, rate revenue from existing customers is often the backstop, though there are communities that use outside sources of funding (non-utility) to cover these differences as well.

The most common approach to recovering growth related costs is system development charges (SDCs). The term SDC, which is identified in American Water Works Association’s (AWWA) Manual M1: Principles of Rates, Fees and Charges is also referred to as:

- System Development Fees (SDF)
- Development Impact Fees (DIFs)

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<sup>1</sup> Existing customer do benefit indirectly from the addition of new customers. The most important financial benefit is improved economies of scale which are realized as new customers are added to the system.

- Impact Fees
- Equity Fees
- Capacity Fees
- Availability Charges

For ease of reference, this scope of work will refer to these fees as capacity fees. Regardless of terminology used, these one-time fees all refer to payments made by developers to offset the cost investment in growth related infrastructure. This differs from tap fees or connection fees, which recover the cost of physically connecting the customer to the local distribution or collection main. Capacity fees recover the cost of backbone infrastructure constructed to serve new customers and do not include the cost of local distribution and collection infrastructure or the cost of installing a new customer's service line and meter. Generally, these are not area specific, but based on the cost of the growth related infrastructure, available capacity, and the level of service received by the new customer.

The two most common approaches to water and wastewater capacity fees are the equity buy-in approach and the marginal incremental cost approach. The *equity buy-in approach* is used for systems that have existing system capacity (usually treatment capacity) that is available to serve new customers. This approach determines the equity investment in the backbone system by determining the value of backbone assets, less the portion funded by any debt whose payments are funded by customer rates. The value of the backbone assets is generally adjusted to reflect the replacement cost of the assets, which reflects the value of the system today, as opposed to when it was constructed. The equity is divided by the capacity of the system (usually treatment capacity) to determine the cost for each unit of capacity. This can then be scaled to match the flow requirements of the new customer.

The second capacity fee approach is the *incremental cost* approach, involves a similar calculation but uses future project costs as the cost basis. Under the incremental cost approach, the cost of future capacity is divided by the incremental units of capacity added to determine the unit cost. Whereas the equity buy-in approach uses the value of the investment already made in assets with available capacity as its cost basis, the incremental approach uses the cost of future investment as its cost basis. The incremental approach is more commonly used in systems that do not have sufficient capacity to serve new customers and will need to construct new assets to serve the additional demand.

A *hybrid approach*, which uses a weighted average of the two foregoing approaches is also employed for systems which have some available capacity, but not enough to serve all the growth over the planning period.

In addition to capacity fees some communities use fees which recover the cost of *specific* infrastructure. The cost to extend a water or wastewater main to serve a new area might be recovered by a fee charged to new development connecting to that specific component of infrastructure. These fees are typically determined based on the cost of that specific project and the number of customer connections that can be served and often charged on a front footage basis. Special assessments are another approach to the same concept but utilize taxes in place of fees.

Raftelis will work with City staff to further our understanding of the projected growth anticipated in the City, and the historical context surrounding the City's current cost of growth recovery strategy. Raftelis will then provide recommendations surrounding the specific fee and fee calculation approach for both water and wastewater.

## **Task 3: Calculate Fees**

### **Task 3.1 — Determine Cost Basis for Fee**

For capacity fees, the first step involves determining the cost basis for the fees. Generally, capacity fees recover the cost of capital improvements that expand capacity or recoup of the cost of prior capital improvements that have capacity available to serve new development. The cost basis for capacity fees, in other words, includes the cost of constructing new capacity

and the cost of previous investment in existing available capacity. These costs must be related to the existing service requirements of customers and cannot improve the level of service. This aligns with the equity buy-in (existing available capacity) and incremental (new capacity) approaches outlined above. Raftelis will calculate the cost basis under all three approaches (equity buy-in, incremental and hybrid).

Under the equity buy-in approach, Raftelis will examine the City's fixed asset records to determine the original cost of investment in water and wastewater assets. This will then be escalated to replacement cost using relevant construction cost indices (Engineering News Record, Handy-Whiteman) and adjusted for accumulated depreciation. The value will only include backbone infrastructure with additional capacity for new development. This value will be divided by system capacity (likely treatment capacity) to determine a unit cost of the City's existing investment in capacity.

Under the incremental approach, Raftelis will work with staff to identify growth related projects in the City's capital improvement program as well as the capacity projected to be added over the planning period. The projected cost, divided by the projected capacity, will serve as the unit cost for the incremental approach. The hybrid approach will be based on the weighted average of the buy-in and incremental approaches.

If appropriate, any area or infrastructure specific charges will be determined based on the projected cost of the infrastructure divided by the appropriate units of service (e.g., total front footage) to determine a unit cost for that specific area.

### **Task 3.2 — Determine Level of Service**

Once the cost basis is determined, a level of service for new customers must be determined, such that the calculated fee is proportional to the additional capacity demands of each unit of new development. Level of service is the amount of demand each new customer connection places on the City's water and sewer system and is typically expressed on a similar basis as the cost basis determined in Task 3.1. In addition, the level of service is typically expressed as the demand for a single family residential customer, or an equivalent residential unit (ERU) basis. The level of service can be scaled up for multi-family residential and non-residential based on their flow requirements. Level of service information can be derived from customer billing records or planning studies conducted by the City (master plans). Raftelis will work with City staff to identify the appropriate level of service for the types of development anticipated in the City. Since the fees can only include the cost of available or additional capacity, not the cost of an improved level of service, the level of service for new customers will be the same as existing customers with the same demand characteristics.

### **Task 3.3 – Calculate Fees**

The calculation for each fee involved multiplying the unit cost determined in Task 3.1, by the single family residential equivalent level of service to determine the fee for 1 ERU. From there fees can be scaled up for larger customers based on meter capacity ratios or by customer type using the number ERUs represented by that type. As noted above in Task 3.2, the number of ERUs for customers other than single family can be calculated using the level of service for the larger customer relative to that of the single family customer (i.e., twice the flow would be 2 ERUs). Raftelis will calculate fees under the various approaches above. The fees presented would represent the maximum supportable fee using the calculations outlined above. The City could reasonably enact *lower* fees, at its discretion.

## **Task 4: Benchmarking**

Raftelis will benchmark the proposed fees against similar fees charged by other similarly situated communities in Arkansas. If desired, Raftelis can incorporate other non-utility impact fees to present a combined picture of the total impact on new development as compared to its peers. While we would not recommend using benchmarking to determine a fee higher than the maximum supportable fee, benchmarking can be informative in determining the timing and level of the fee ultimately enacted, at or below the maximum supportable fee.

**PLANNED MEETINGS:**

- Virtual meetings as needed to review interim deliverables and materials for onsite meeting.
- Onsite Meeting #2 – Meet with City staff to review draft report and presentation materials.
- Virtual meeting to present preliminary findings to Bentonville Utility Board
- Onsite Meeting #3 – present preliminary findings to Bentonville City Council

**DELIVERABLES:**

- Presentation materials
- Meeting summary memorandum

**Task 5: Study Report and Presentation of Study Results**

The project team will produce a report which summarizes the results of the study. Drafts will be circulated to City staff and any comments will be incorporated into a Final Draft report, which will be provided in hard copy and electronic format to the City. Senior members of our project team will also present the draft final results of the study to the Utility Board and the City Council. After incorporating feedback from the Utility Board and City Council, the project team will present the final study results at a meeting for adoption of the fee ordinance and be available to answer any final questions.

**PLANNED MEETINGS:**

- Virtual meetings as needed to review interim deliverables and materials for onsite meeting.
- Virtual meeting with Bentonville Utility Board to present draft fee study.
- Onsite Meeting #4 – Present draft final study to Bentonville City Council
- Onsite Meeting #5 – Present final report to Bentonville City Council at meeting for fee adoption.

**DELIVERABLES:**

- Presentation materials
- Capacity Fee Study Report

**Task 6: Fee Model**

The project team will develop a user- friendly capacity fee model in Excel, which includes all of the documentation used to develop the fees. This model will be non-proprietary and accessible by the City without any licensing restrictions or fees. We will also provide up to 8 hours per year of model support at no additional cost to the City.

**PLANNED MEETINGS:**

- Virtual meetings for model training.
- Virtual meetings for model support (up to 8 hours/year).

**DELIVERABLES:**

- Water and Wastewater Capacity Fee Models

# Fee Proposal

Tasks	Hours						Total Fees
	TB	CD	SC	JC	TC	Total	
1. Project Initiation, Management, and Stakeholder Engagement	4	8	8	2		22	\$6,330
2. Identify Cost of Growth Recovery Approaches	4	8	12	2	8	34	\$10,090
3. Calculate Fees	2	12	24	4	8	50	\$13,860
4. Benchmarking	2	8	12	4		26	\$7,060
5. Study Report and Presentation	4	16	28	2	2	52	\$14,010
6. Capacity Fee Model	0	2	4	2	2	10	\$2,810
<b>Total Meetings / Hours</b>	<b>16</b>	<b>54</b>	<b>88</b>	<b>16</b>	<b>20</b>	<b>194</b>	
<b>Hourly Billing Rate</b>	<b>\$360</b>	<b>\$320</b>	<b>\$220</b>	<b>\$285</b>	<b>\$360</b>		
<b>Total Professional Fees</b>	<b>\$5,760</b>	<b>\$17,280</b>	<b>\$19,360</b>	<b>\$4,560</b>	<b>\$7,200</b>	<b>\$54,160</b>	
<i>TB - Tom Beckley - Project Director</i> <i>CD - Collin Drat - Project Manager</i> <i>SC - Staff Consultant</i> <i>JC - Joe Collins - QA/QC</i> <i>TC - Todd Cristiano - Capacity Fee SME</i> - - -	<b>Total Fees</b>						<b>\$54,160</b>
	<b>Travel Expenses</b>						<b>\$3,500</b>
	<b>Technology and Communication Charge</b>						<b>\$1,940</b>
	<b>Total Fees &amp; Expenses</b>						<b>\$59,600</b>

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING WATER AND WASTEWATER CAPACITY FEE ANALYSIS; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City of Bentonville has need to engage the services of Raftelis Finances Consultants, Inc. to perform a water and wastewater capacity fee analysis for the Water Utility Department;

**WHEREAS**, the Utility Board approved the need for this analysis; and

**WHEREAS**, the City Council finds that approval of said analysis is in the best interest of the City and its residents.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to enter into a professional services agreement with Raftelis Finances Consultants, Inc. for the aforementioned water and wastewater capacity fee analysis, in an amount not to exceed fifty-nine thousand six hundred dollars (\$59,600.00);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
-----------------------------	----

**Budget Impact**

Is this Item Budgeted?      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**     **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

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**CITY OF BENTONVILLE, ARKANSAS PURCHASING AND COMPLIANCE DEPARTMENT**  
**FORMAL SEALED BID TABULATION**

Date of Bid Opening:	3/26/2025	Time of Bid Opening:	1:00 PM	IFB-25-32
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Solicitation Title: Indefinite Delivery - Indefinite Quantity (IDIQ) Water and Sewer Maintenance Work

		Bidders:	Hickman Underground, LLC		
Line Item	Estimated Quantity	Unit of Measure	Description	Unit Price	Extended Price

**Road Repair**

*All asphalt work shall include demolition and haul off*

1	100	SY	Asphalt Repair (cold mix per BWU) (include Class 7 base and compaction per Street Specifications)	\$225.00	\$22,500.00
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**Concrete Work**

*All concrete work shall include demolition and haul off*

2	100	LF	Construct curb and gutter per Street Specifications (include base in price)	\$95.00	\$9,500.00
3	100	SY	Construct sidewalks per Street Specifications (include base in price)	\$300.00	\$30,000.00
4	100	SY	Construct driveways (include base in price)	\$300.00	\$30,000.00

**Water Service Installation - Including all hardware (All taps performed by BWU)**

*Short side services are generally 10ft in length or less, not to exceed 20ft. Long side services are generally 50ft in length or less, not to exceed 70ft. All services must be installed with PEX A service line material with tracer wire. Long side services must be installed in a 2" conduit. All yard work shall be included in these line items. Seed or Sod will be required to match existing species.*

5	30	EA	Furnish and Install New Water service Single 3/8" w/ Long Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$4,050.00	\$120,500.00
6	30	EA	Furnish and Install New Water service Single 3/8" w/ Long Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,350.00	\$127,500.00
7	30	EA	Furnish and Install New Water service Double 3/8" w/ Long Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$4,050.00	\$120,500.00
8	30	EA	Furnish and Install New Water service Double 3/8" w/ Long Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,350.00	\$127,500.00
9	10	EA	Furnish and Install New Water service 1" w/ Long Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$4,050.00	\$40,500.00
10	10	EA	Furnish and Install New Water service 1" w/ Long Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,350.00	\$43,500.00
11	5	EA	Furnish and Install New Water service 2" w/ Long Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$6,450.00	\$32,250.00
12	5	EA	Furnish and Install New Water service 2" w/ Long Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$8,450.00	\$42,250.00
13	30	EA	Furnish and Install New Water service Single 3/8" Main Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$3,275.00	\$163,750.00
14	30	EA	Furnish and Install New Water service Single 3/8" Main Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,050.00	\$120,500.00
15	30	EA	Furnish and Install New Water service Double 3/8" Main Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$3,275.00	\$163,750.00
16	30	EA	Furnish and Install New Water service Double 3/8" Main Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,050.00	\$120,500.00
17	10	EA	Furnish and Install New Water service 1" Main Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$3,275.00	\$32,750.00
18	10	EA	Furnish and Install New Water service 1" Main Side (Per BWU Detail - Includes all excavation at 8' to 13' in depth)	\$4,050.00	\$40,500.00
19	5	EA	Furnish and Install New Water service 2" Main Side (Per BWU Detail - Includes all excavation at 0' to 7' 11" in depth)	\$5,200.00	\$26,000.00
20	5	EA	Furnish and Install New Water service 2" Main Side (Per BWU Detail - Includes all excavation at 8' to 13' in D16-D31 depth)	\$6,450.00	\$32,250.00

**Water Service Replacement - Including all hardware (Corporation Stop and Meter Setter to Remain)**

*Short side services are generally 10ft in length or less, not to exceed 20ft. Long side services are generally 50ft in length or less, not to exceed 70ft. All services must be installed with PEX A service line material with tracer wire. Long side services must be installed in a 2" conduit. All yard work shall be included in these line items. Seed or Sod will be required to match existing species.*

21	250	EA	Furnish and Install New service line 1", Main side (Includes all excavation at 0' to 7' 11")	\$3,275.00	\$818,750.00
22	250	EA	Furnish and Install New service line 1", Main side (Includes all excavation at 8' to 13')	\$4,050.00	\$1,012,500.00
23	250	EA	Furnish and Install New service line 1", Long Side (Includes all excavation at 0' to 7' 11")	\$4,150.00	\$1,037,500.00
24	250	EA	Furnish and Install New service line 1", Long Side (Includes all excavation at 8' to 13')	\$4,950.00	\$1,237,500.00
25	250	EA	Furnish and Install New Service Line Only 1" Main Side (No excavation needed - intended to be used if multiple services will be replaced in the same excavation.)	\$600.00	\$150,000.00
26	250	EA	Furnish and Install New Service Line Only 1" Long Side (No excavation needed - intended to be used if multiple services will be replaced in the same excavation.)	\$900.00	\$225,000.00
27	100	LF	Furnish and replace private water service 1" (Licensed Plumber Required - intended to be used if City side service must move from original location.)	\$60.00	\$6,000.00
28	100	LF	Furnish and replace private water service 3/4" (Licensed Plumber Required - intended to be used if City side service must move from original location.)	\$60.00	\$6,000.00

**Directional Boring for Water Services**

*Long side services generally cross city streets that are 20' to 30' back of curb to back of curb. The bore includes 2" conduit and shall extend 2' behind the curb.*

29	30,000	LF	Directional boring of 2" conduit	\$64.00	\$1,920,000.00
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Miscellaneous Installations and replacement						
<i>Material and work must meet BWU Specifications. All yard work shall be included in the line items requiring excavation. Seed or Sod will be required to match existing species.</i>						
30	10	EA	Furnish and Install 18" Meter tile and lid (Includes all excavation)	\$940.00	\$9,400.00	
31	5	EA	Furnish and Install 18" lid replacement	\$200.00	\$1,000.00	
32	10	EA	Furnish and Install 18" DFW load rated meter tile (Includes all excavation)	\$900.00	\$9,000.00	
33	5	EA	Furnish and Install 18" DFW load rated polymer lid	\$240.00	\$1,200.00	
34	5	EA	Furnish and Install 24" x 30" meter tile and lid (Includes all excavation)	\$600.00	\$3,000.00	
35	25	EA	Adjust Elevation of meter tile and setter (Includes all excavation)	\$200.00	\$5,000.00	
36	15	EA	Adjust valve boxes (up to 6")	\$330.00	\$5,250.00	
37	10	EA	Adjust valve boxes (additional 6" increments, first 6" paid for using the Unit Price above) (Includes all excavation)	\$430.00	\$4,300.00	
38	5	EA	Furnish and replace fire hydrant (Includes all excavation)	\$6,500.00	\$32,500.00	
39	10	EA	Furnish and install fire hydrant traffic repair kit (Includes all excavation)	\$630.00	\$6,300.00	
40	200	EA	Prep. and paint fire hydrant (include number stencil)	\$150.00	\$30,000.00	
41	20	EA	Furnish and install fire hydrant seat kit	\$1,000.00	\$20,000.00	
Sewer						
<i>Material and work must meet BWU Specifications. All yard work shall be included in the line items requiring excavation. Seed or Sod will be required to match existing species.</i>						
42	300	LF	Light Cleaning Sanitary Sewer 12" to 24" diameter	\$6.00	\$3,000.00	
43	300	LF	Light Cleaning Sanitary Sewer 24" to 36" diameter	\$8.00	\$4,000.00	
44	300	LF	Heavy Cleaning Sanitary Sewer 12" to 24" diameter	\$12.00	\$6,000.00	
45	300	LF	Heavy Cleaning Sanitary Sewer 24" to 36" diameter	\$16.00	\$8,000.00	
46	300	LF	Camera Inspection on 4"- 12"	\$5.00	\$2,500.00	
47	300	LF	Camera Inspection on 12"- 24"	\$5.00	\$2,500.00	
48	300	LF	Camera Inspection on 24" to 36"	\$5.00	\$2,500.00	
49	5	EA	Replace Manhole ring and lid.	\$1,500.00	\$7,500.00	
50	5	EA	Adjust manhole lid elevation (up to 4 ")	\$500.00	\$2,500.00	
51	2	EA	Adjust manhole lid elevation (in 6 " increments up to 24")	\$1,500.00	\$3,000.00	
52	5	EA	Remove cone and raise manhole (2' minimum in 1' increments) (Includes all excavation)	\$1,500.00	\$7,500.00	
53	2	EA	Construct 4' diameter manhole, less than or equal to 6' deep (Includes all excavation)	\$8,000.00	\$16,000.00	
54	1	LF	Additional Depth for a 4' Diameter Manhole	\$1,000.00	\$1,000.00	
55	1	EA	Construct 6' diameter manhole, less than or equal to 6' deep (Includes all excavation)	\$13,000.00	\$13,000.00	
56	1	LF	Additional Depth for a 6' Diameter Manhole	\$1,000.00	\$1,000.00	
57	2	EA	Remove Existing manhole (Includes all excavation)	\$2,500.00	\$5,000.00	
58	1	EA	Abandon Manhole in place (Includes all excavation)	\$2,500.00	\$2,500.00	
Sewer Services						
<i>All work requires State licensed plumber. (Use of non-shear or PVC couplings only) Service repairs will generally be 10' in length or less, not to exceed 15'. All yard work shall be included in the line items requiring excavation. Seed or Sod will be required to match existing species.</i>						
59	150	LF	Repair 4" sewer service line - includes all excavation at 0' to 7' 11" in depth	\$75.00	\$11,250.00	
60	50	LF	Repair 4" sewer service line - includes all excavation at 8' to 13' in depth	\$125.00	\$6,250.00	
61	150	LF	Repair 4" sewer service line - No excavation required	\$25.00	\$3,750.00	
62	100	LF	Repair 6" sewer service line includes all excavation at 0' to 7' 11" in depth	\$75.00	\$7,500.00	
63	50	LF	Repair 6" sewer service line includes all excavation at 8' to 13' in depth	\$125.00	\$6,250.00	
64	100	LF	Repair 6" sewer service line -No excavation required	\$25.00	\$2,500.00	
65	20	EA	Install sewer service check valve - Includes all excavation at 0' to 7' 11" in depth	\$2,500.00	\$50,000.00	
66	20	EA	Install sewer service check valve - Includes all excavation at 8' to 13' in depth	\$5,000.00	\$100,000.00	
67	25	EA	Install or Replace Clean-out (Relief valve required) - includes all excavation	\$1,500.00	\$37,500.00	
68	30	EA	Repair Broken Cleanout (Relief valve required) - Includes all excavation	\$1,500.00	\$45,000.00	
Traffic Control						
69	2	EA	Local Street Closure (one day)	\$1,500.00	\$3,000.00	
Labor Rate						
70	1	Per Hour	(In dollars per hour for miscellaneous items) (This dollar amount is outside of the Line Items in this Bid - all other Line Items shall include labor rates in addition to all other costs)	\$35.00	\$35.00	
71	1	Per Hour	Equipment and Operator (In dollars per hour for miscellaneous items) (This dollar amount is outside of the Line Items in this Bid - all other Line Items shall include equipment and operator costs in addition to all other costs)	\$220.00	\$220.00	
<b>Total Bid Price</b>				<b>\$8,877,600.00</b>		
<a href="mailto:purchasing@bentonville.com">purchasing@bentonville.com</a> - (479) 271-3115						
TABULATION VERIFICATION						

[Redacted]  
Purchasing and Compliance Specialist

[Redacted]  
Kelci Frederick  
Purchasing and Compliance Manager

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A CONTRACT WITH HICKMAN UNDERGROUND, LLC, FOR WATER AND SEWER SYSTEM REPAIRS AND NEW INSTALLS, IN AN AMOUNT NOT TO EXCEED FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00); AND FOR OTHER PURPOSES.**

**WHEREAS**, Hickman Underground, LLC. is the only bidder for bid IFB-25-32;

**WHEREAS**, this contract allows the City to continue to utilize contract labor for water and sewer system repairs and new installs, due to the need exceeding existing staff's ability to meet the demand; and

**WHEREAS**, this contract will be for a one year term, renewable annually upon mutual written agreement via amendment for a total maximum term not to exceed three (3) years.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to enter into a contract with Hickman Underground, LLC, per the unit prices, for water and sewer repairs and new installs, in an amount not to exceed five hundred thousand dollars (\$500,000.00);

Section 2 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3 - Repeal of Conflicting Provisions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, CITY CLERK**



**City of Bentonville, Arkansas Agenda Item Form**

**Item Details**

<b>Council Meeting Date:</b>		<b>Submitted By:</b>	
<b>Phone:</b>		<b>For Department(s):</b>	
<b>Email:</b>			

**Item Type (Check all that apply)**

<input type="checkbox"/> <b>Informational</b>	<input type="checkbox"/> <b>Bid Award</b>	<input type="checkbox"/> <b>Enter into an Agreement</b>	<input type="checkbox"/> <b>Change Order</b>
<input type="checkbox"/> <b>Recognizing Funds</b>	<input type="checkbox"/> <b>Budget Adjustment</b>	<input type="checkbox"/> <b>Waiver of Bid</b>	<input type="checkbox"/> <b>Emergency Clause</b>
<input type="checkbox"/> <b>Ordinance</b>	<input type="checkbox"/> <b>Resolution</b>	<input type="checkbox"/> <b>Informational</b>	

**Title, Recommendation & Justification**

<b>Title:</b>	
<b>Action Recommendation &amp; Justification:</b>	
<b>Additional Comments for Consideration (Optional):</b>	

<b>Amount for Approval:</b>	\$
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**Budget Impact**

Is this Item Budgeted?      YES    NO    ITEM HAS NO COST    OTHER: \_\_\_\_\_

**Budget Adjustment (to be completed by Finance when applicable)**

Account Number (ORG-OBJECT)	Account Description	\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue
		\$	\$
		Expense	Revenue

**Fund(s) Impacted**

(check all that apply)

**General Fund**     **Utility Fund**     **Street Fund**    **Other(s):** \_\_\_\_\_

*Budget Impact Notes for Consideration (Optional):*

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# CITY OF BENTONVILLE, ARKANSAS

Purchasing Department – 1000 SW 14<sup>th</sup> Street, Bentonville Arkansas 72712

City Hall – 305 SW A Street Bentonville, Arkansas 72712

## AMENDMENT TO INVITATION FOR BID CONTRACT

This amendment (the “Amendment”), dated \_\_\_\_\_ is made by the City of Bentonville, Arkansas (“City”) and Mo-Ark Utilities (“Contractor”), parties to the Invitation for Bid (IFB)-24-70 with Bentonville Water Department, for Indefinite Delivery – Indefinite Quantity (IDIQ) Water Service Line Replacement, dated November 20, 2024 (the “Agreement”).

1. The Original Agreement that was approved by City Council on November 12, 2024, in an amount not to exceed \$500,000 per year for each contract awarded.
2. The First Contract Amendment was approved by City Council on January 14, 2025, in an amount not to exceed \$1,000,000.00 per year for each contract awarded.
3. The Agreement is Amended as follows:
4. The estimated total of payments for the contract is estimated to be \$1,500,000.00 per contract term.
5. This Amendment shall be effective immediately when fully executed.
6. Except as set forth in this Amendment, the Agreement is unaffected and shall continue in full force and effect in accordance with its terms. If there is conflict between this Amendment and the Agreement, or any earlier Amendment, the terms of this Amendment shall prevail.

**THE CITY OF BENTONVILLE, ARKANSAS**

**BY:** \_\_\_\_\_  
**Stephanie Orman, Mayor**

**DATE:** \_\_\_\_\_

**Company Name:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**Name(printed):** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AMENDED AGREEMENT WITH MO-ARK UTILITIES, INCREASING THE CONTRACT AMOUNT BY FIVE HUNDRED THOUSAND DOLLARS (\$500,000.00), FOR WATER SERVICE LINE REPAIR; AMENDING THE 2025 BUDGET; AND FOR OTHER PURPOSES.**

**WHEREAS**, The City of Bentonville has entered into an agreement with Mo-Ark Utilities for an Indefinite Quantity (IDIQ) Water Service Line Replacement dated November 20, 2024;

**WHEREAS**, the need has arisen to increase the amount of said contract by five hundred thousand dollars (\$500,000.00) to keep the contractor working to replace failing water service lines; and

**WHEREAS**, a budget adjustment is needed to fund this amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BENTONVILLE, ARKANSAS THAT:**

Section 1: The Mayor and City Clerk are authorized to enter into an amended agreement with Mo-Ark Utilities, for water service line repair, increasing the contract amount by five hundred thousand dollars (\$500,000.00);

Section 2: The 2025 Budget is adjusted to appropriate five hundred thousand dollars (\$500,000.00) from Utility Fund Reserves into Account #503020-44450 – Public Works by Project Maintenance;

Section 3 - Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution 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 Resolution are repealed to the extent of such conflict.

**PASSED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**STEPHANIE ORMAN, MAYOR**

**ATTEST:**

\_\_\_\_\_  
**MALORIE MARRS, CITY CLERK**





**Property Line Adjustment - Lots 13 & 14, Block F of Orchard Addition**

414/ 416 Southeast 6th Street

**PC Date:** 2/18/2025

**Staff Report Details**

<b>Project Number</b>	PLA24-0019
<b>Applicant / Current Owner</b>	Katherine and Brian Sbarra
<b>Site Area</b>	+/- <b>[Site_Area]</b> Acres
<b>Current Zoning</b>	DE, Downtown Edge
<b>Requested Zoning</b>	NA
<b>Current Future Land Use Map Designation</b>	Downtown Commercial
<b>Requested Future Land Use Map Designation</b>	NA
<b>Development Type / Use</b>	
<b>Related projects</b>	VAR24-0025

**Property Description**

**Property Line Adjustment: Lot 2 and 12, Block F of Orchard Addition, Creating New Lots 13 and 14 of Orchard Addition. 414 Southeast 6th Street, DE, Downtown Edge, PLA24-0019.**

A Property Line Adjustment of Lot 2 and 12, Block F of Orchard Addition, Creating New Lots 13 and 14 of Orchard Addition. The plat is dedicating a 15' utility easement along a portion of the north and south sides of the lot. The lots have direct access to Southeast 6th Street. Th Right-of-Way along Southeast 6th Street is adequate per the master street plan.This property line adjustment received a variance for the side setbacks on the western lot in order to make this a conforming lot. See VAR24-0025 for more details.

**Project Details**

**Relationship to the Community Plan**

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

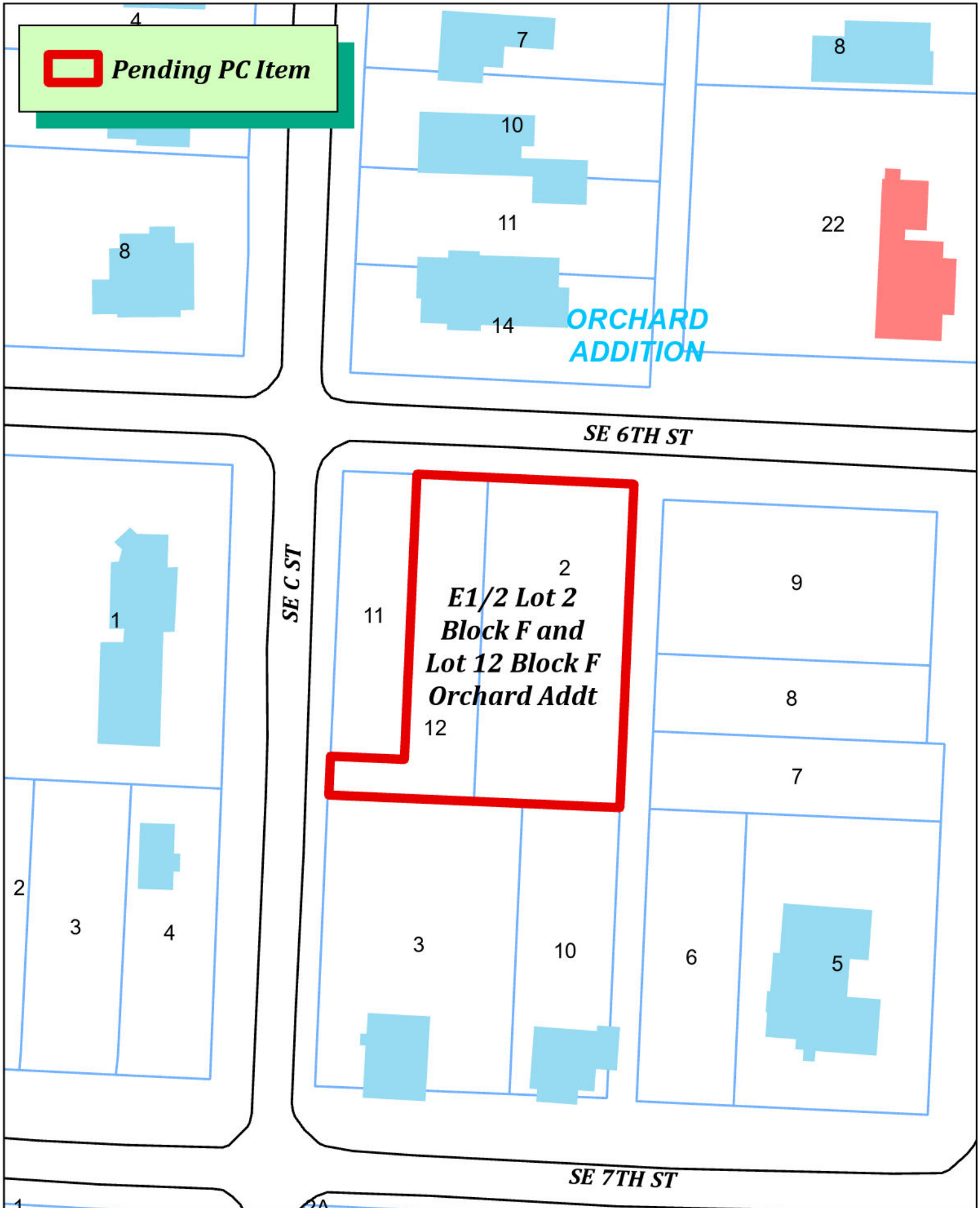
**Analysis / Waivers**

**Conclusion**

**Additional Details**



**Pending PC Item**

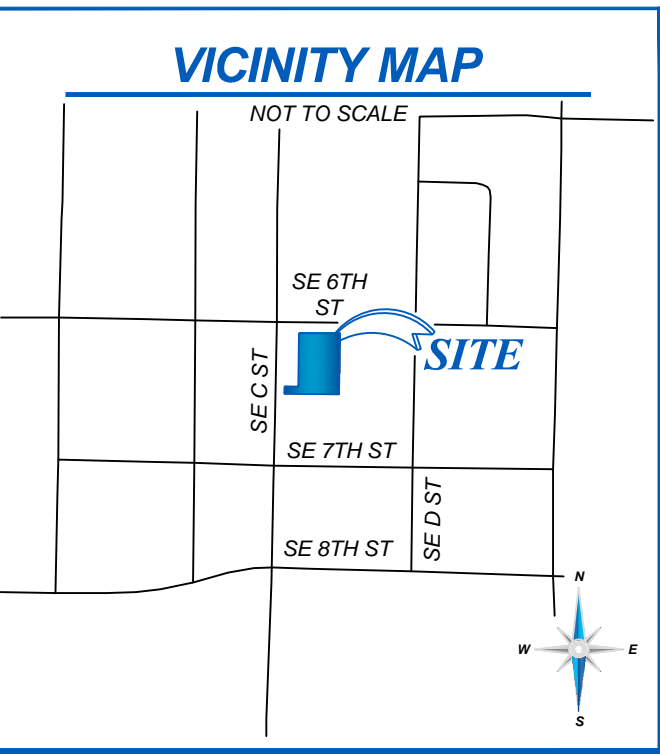


**PLA24-0019**

**Patrick Sbarra**

**405 414 SE 6th Street**





# PROPERTY LINE ADJUSTMENT OF LOT 12 & THE EAST HALF OF LOT 2, BLOCK F, CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD ADDITION

LOCATED IN: SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST

406 & 414 SE 6TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

## MISCELLANEOUS NOTES

STATE RECORDING NUMBER:  
500-20N-30W-0-32-430-04-1926

COMPLETED FIELD WORK:  
JULY 25, 2024

REFERENCE DOCUMENTS:  
1. WARRANTY DEED FILED IN DEED L202159763.  
2. SURVEY PLAT FILED IN PLAT L202129820.  
3. SURVEY PLAT FILED IN PLAT L202034664.

BASIS OF BEARING:  
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

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 ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

PROPERTY DOES NOT HAVE DIRECT ACCESS TO SEWER. EXISTING PROPERTY MAY USE EXISTING TAP, BUT ANY NEW DEVELOPMENT WILL NOT BE PROVIDED SEWER ACCESS WITHOUT A SEWER MAINLINE EXTENSION AT DEVELOPERS EXPENSE.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

VAR24-0025, TO REDUCE THE SETBACK, WAS APPROVED BY THE BOARD OF ADJUSTMENT ON JANUARY 8, 2025.

NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.

ATLAS PAGE NUMBER 404.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0255K, WHICH BEARS AN EFFECTIVE DATE OF 06/05/2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## OWNER/DEVELOPER

APN: 01-03564-000  
OWNER (NF): DORGAN, BRIAN & SBARRA  
MAILING: 1825A 9TH AVE N, NASHVILLE, TN 37208

APN: 01-03565-001  
OWNER (NF): MATHEWS, WILLIAM & EMILY  
MAILING: 406 SE 6TH ST, BENTONVILLE, AR 72712

## 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: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_

PAGE \_\_\_\_\_

## 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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

BENTONVILLE PLANNING  
COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_

MAYOR CITY OF BENTONVILLE

SIGNED: \_\_\_\_\_

CITY CLERK, CITY OF BENTONVILLE

## CERTIFICATE OF SURVEYING ACCURACY:

I, CLAYTON M. MCKELVIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME 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

CLAYTON M. MCKELVIN  
REGISTERED PROFESSIONAL SURVEYOR  
NO. AR 1926  
STATE OF ARKANSAS

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## ZONING INFORMATION

SETBACK SHALL BE PER THE CURRENT ZONING DISTRICT AS STATE IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT WWW.BENTONVILLEPLANNING.COM OR CALL THE PLANNING DEPARTMENT AT 479-271-3122.

ZONED: D-E, DOWNTOWN EDGE

## SHEET 1 OF 2

DATE	REVISION HISTORY	BY
9/18/2024	RETURN FIELD VISIT	ANC
1/23/2025	PLANNING COMMENTS	ANC
1/30/2025	PLANNING COMMENTS	ANC
2/5/2025	PLANNING COMMENTS	ANC
2/11/2025	PLANNING COMMENTS	ANC

## LAND AREA

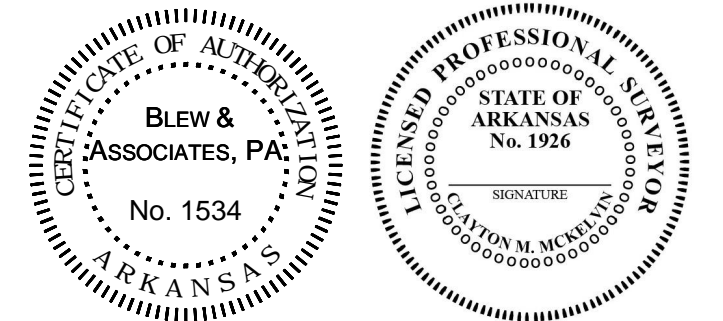
PREVIOUS PARCEL 01-03564-000  
12,575 ± SQUARE FEET  
0.289 ± ACRES

ADJUSTED PARCEL 01-03564-000  
12,693 ± SQUARE FEET  
0.291 ± ACRES

PREVIOUS PARCEL 01-03565-001  
6,892 ± SQUARE FEET  
0.158 ± ACRES

ADJUSTED PARCEL 01-03565-001  
6,775 ± SQUARE FEET  
0.156 ± ACRES

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF JANUARY, 2025.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**BLEW & ASSOCIATES, P.A.**

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
OFFICE: 479.443.4506 · FAX: 479.582.1883  
SURVEY@BLEWINC.COM  
WWW.BLEWINC.COM

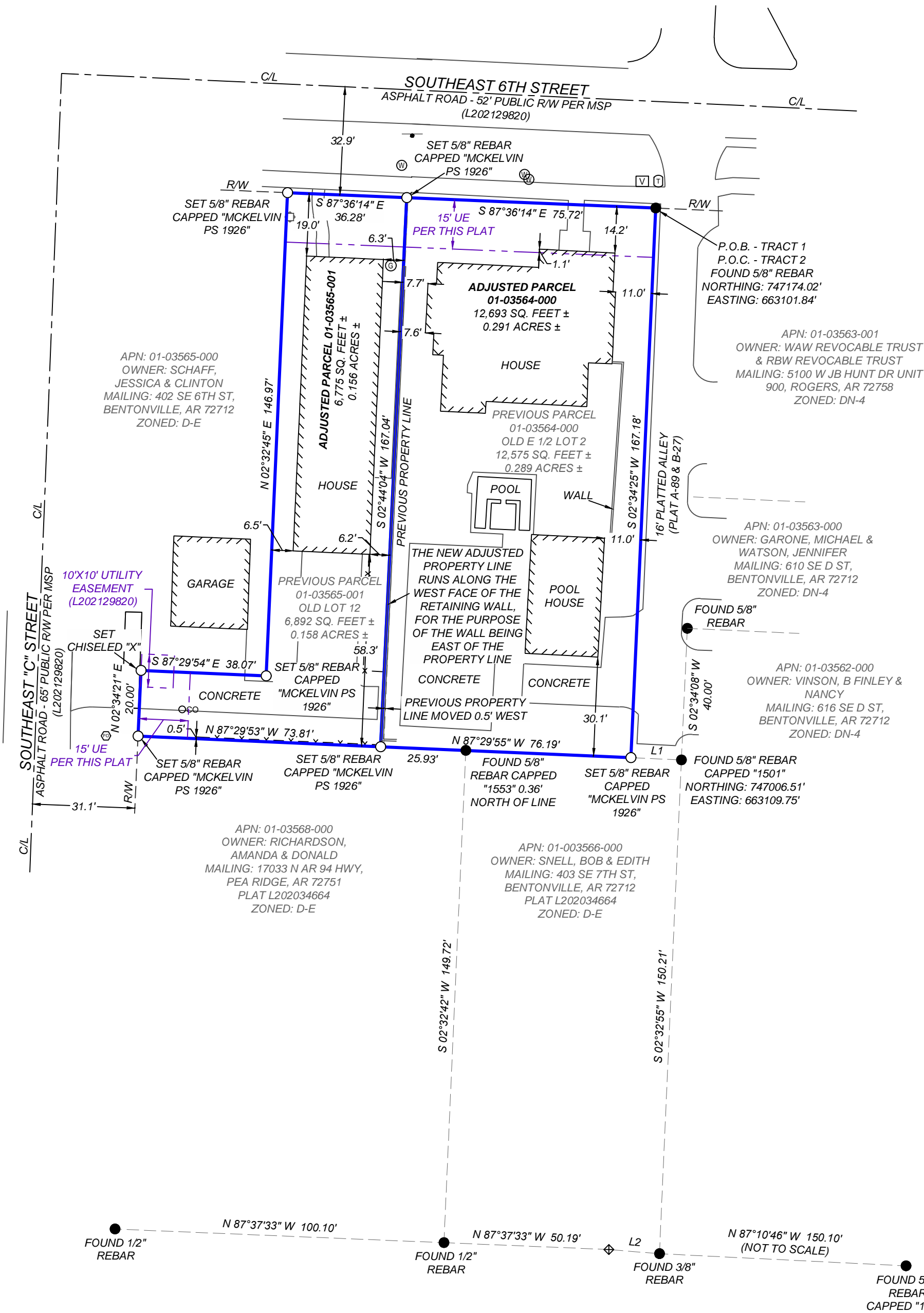
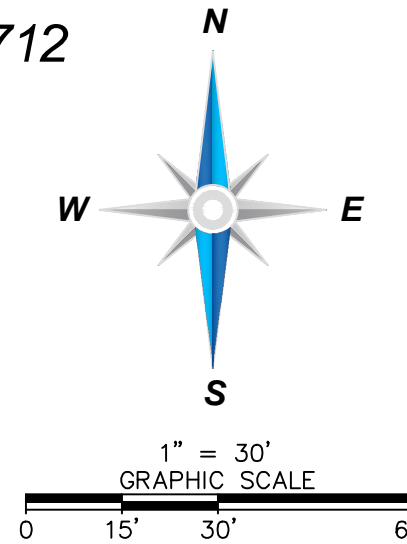
Surveying  
Engineering  
Mapping

<b>SURVEYOR JOB NUMBER:</b> 24-4604	<b>SURVEY DRAWN BY:</b> ANC - 07/30/2024
<b>SURVEY REVIEWED BY:</b> TPN	<b>SCALE:</b> 1" = 30'
<b>FOR THE USE AND BENEFIT OF:</b> KATE SBARRA	<b>CITY OF BENTONVILLE PROJECT NO.:</b> PLA24-0019

# PROPERTY LINE ADJUSTMENT OF LOT 12 & THE EAST HALF OF LOT 2, BLOCK F, CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD ADDITION

LOCATED IN: SECTION 32, TOWNSHIP 20 NORTH, RANGE 30 WEST

406 & 414 SE 6TH STREET, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712



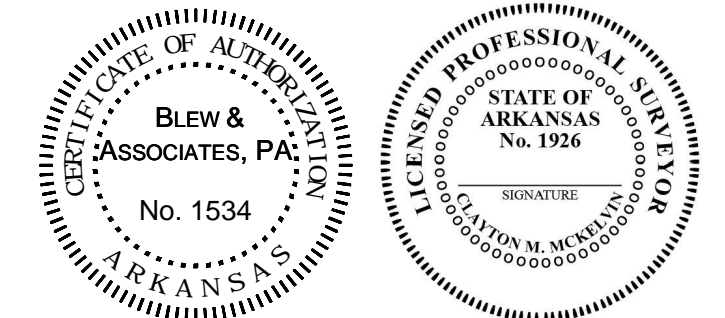
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 87°29'54\" W	15.35'
L2	N 85°15'44\" W	15.42'

**LEGEND & SYMBOLS**

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊞ ELECTRIC BOX
- ⊙ FIBER OPTIC VAULT
- ⊚ WATER METER
- ⊛ UTILITY VAULT
- ⊜ SIGN
- ⊝ TELEPHONE PEDESTAL
- ⊞ GAS METER
- ⊙ CLEANOUT
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- UE UTILITY EASEMENT
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R/W)
- CENTERLINE (C/L)
- x - x - x - FENCE LINE

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 23RD DAY OF JANUARY, 2025.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

**BLEW & ASSOCIATES, P.A.**  
 Surveying  
 Engineering  
 Mapping

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
 OFFICE: 479.443.4506 · FAX: 479.582.1883  
 SURVEY@BLEWINC.COM  
 WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 24-4604	<b>SURVEY DRAWN BY:</b> ANC - 07/30/2024
<b>SURVEY REVIEWED BY:</b> TPN	<b>SCALE:</b> 1" = 30'
<b>FOR THE USE AND BENEFIT OF:</b> KATE SBARRA	<b>CITY OF BENTONVILLE PROJECT NO.:</b> PLA24-0019

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF EXISTING LOT 12 AND THE EAST HALF OF LOT 2, BLOCK F CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.  
(PROJECT NUMBER: PLA24-0019)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line dedication of EXISTING LOT 12 AND THE EAST HALF OF LOT 2, BLOCK F CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on March 18, 2025;

**WHEREAS**, said property line adjustment is attached hereto as Exhibit “A”;

**WHEREAS**, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

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

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

Section 1: That the right of way and easement dedication of EXISTING LOT 12 AND THE EAST HALF OF LOT 2, BLOCK F CREATING NEW LOTS 13 AND 14, BLOCK F OF ORCHARD 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 be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

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 \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



<b>Lot Split - Lots 18-22, Block 1 Young's Addition</b>
305 Southeast F Street
<b>PC Date:</b>

**Staff Report Details**

<b>Project Number</b>	LS24-0057
<b>Applicant / Current Owner</b>	Robert Caster
<b>Site Area</b>	+/- <b>[Site_Area]</b> Acres
<b>Current Zoning</b>	
<b>Requested Zoning</b>	
<b>Current Future Land Use Map Designation</b>	
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

**Lot Split:** Lot 5,6, & 7 of Block 1, Young's Addition, Creating Lots 18, 19, 20, 22, 21, & 22 of Block 1, Young's Addition. 305 Southeast F Street, LS24-0057

A Lot Split of Lot 5,6, & 7 of Block 1, Young's Addition, Creating Lots 18, 19, 20, 22, 21, & 22 of Block 1, Young's Addition. The plat is dedicating a 15' utility easement along the north end of Lots 18, 19, and 20, and along the entire west side of each lot, as well as the south side of Lot 22. The lots have direct access to Southeast 3rd Street and Southeast F Street. The Right-of-Way along Southeast 3rd and Southeast F Streets is adequate per the master street plan.

**Project Details**

--

**Relationship to the Community Plan**

--

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

**Analysis / Waivers**

**Conclusion**

**Additional Details**



**Pending PC Item**

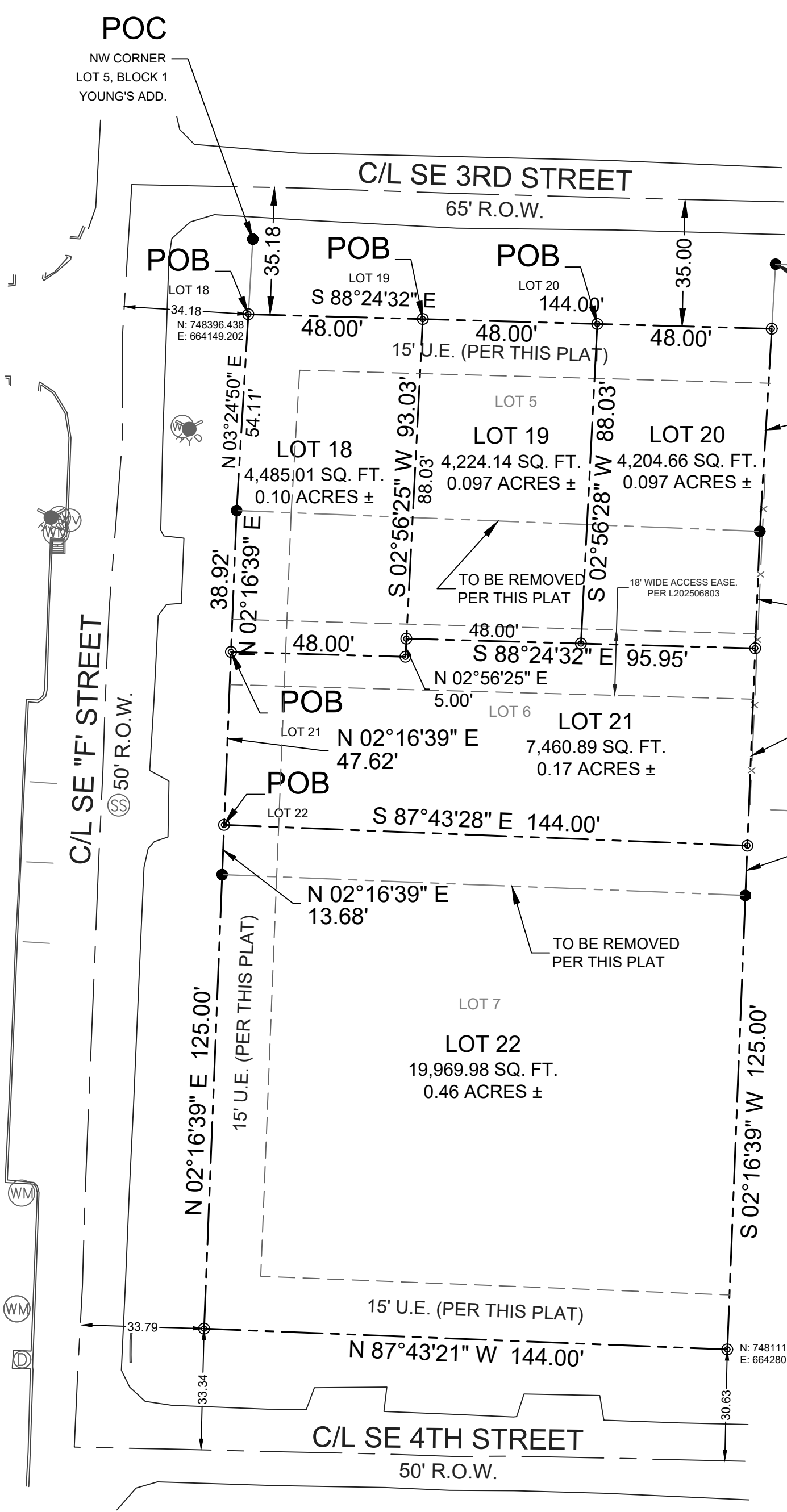


*Lots 18-22,  
Block 1  
Young's  
Addition*



**LS24-0057**  
**LOTS 5, 6 & 7, BLOCK 1, YOUNG'S ADDITION**  
**305 SE F ST**





**PARENT TRACT - LEGAL DESCRIPTION:**

LOTS 5, 6 & 7, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN BOOK 4, PAGE 187 OF THE PUBLIC RECORDS OF BENTON COUNTY.

**LOT 18 - SURVEY DESCRIPTION:**

LOT 18, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, YOUNG'S ADDITION, THENCE S 03°24'50" W A DISTANCE OF 20.68 FEET TO THE POINT OF BEGINNING, THENCE S 88°24'32" E A DISTANCE OF 48.00 FEET; THENCE S 02°56'25" W A DISTANCE OF 93.03 FEET; THENCE N 88°24'32" W A DISTANCE OF 48.00 FEET; THENCE N 02°16'39" E A DISTANCE OF 38.92 FEET; THENCE N 03°24'50" E A DISTANCE OF 54.11 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 4485.01 SQUARE FEET, OR 0.103 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 19 - SURVEY DESCRIPTION:**

LOT 19, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, YOUNG'S ADDITION, THENCE S 03°24'50" W A DISTANCE OF 20.68 FEET; THENCE S 88°24'32" E A DISTANCE OF 48.00 FEET TO THE POINT OF BEGINNING, THENCE S 88°24'32" E A DISTANCE OF 48.00 FEET; THENCE S 02°56'25" W A DISTANCE OF 93.03 FEET; THENCE N 88°24'32" W A DISTANCE OF 48.00 FEET; THENCE N 02°16'39" E A DISTANCE OF 38.92 FEET; THENCE N 03°24'50" W A DISTANCE OF 54.11 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 4224.14 SQUARE FEET, OR 0.097 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 20 - SURVEY DESCRIPTION:**

LOT 20, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, YOUNG'S ADDITION, THENCE S 03°24'50" W A DISTANCE OF 20.68 FEET; THENCE S 88°24'32" E A DISTANCE OF 96.00 FEET TO THE POINT OF BEGINNING, THENCE S 88°24'32" E A DISTANCE OF 48.00 FEET; THENCE S 03°22'03" W A DISTANCE OF 55.83 FEET; THENCE S 02°16'39" W A DISTANCE OF 32.20 FEET; THENCE N 88°24'32" W A DISTANCE OF 47.95 FEET; THENCE N 02°56'28" E A DISTANCE OF 88.03 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 4204.66 SQUARE FEET, OR 0.097 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 21 - SURVEY DESCRIPTION:**

LOT 21, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, YOUNG'S ADDITION, THENCE S 03°24'50" W A DISTANCE OF 74.79 FEET; THENCE S 02°16'39" W A DISTANCE OF 38.92 FEET TO THE POINT OF BEGINNING, THENCE S 88°24'32" E A DISTANCE OF 48.00 FEET; THENCE N 02°56'25" E A DISTANCE OF 6.00 FEET; THENCE S 88°24'32" E A DISTANCE OF 95.95 FEET; THENCE S 02°16'39" W A DISTANCE OF 54.34 FEET; THENCE N 87°43'28" W A DISTANCE OF 144.00 FEET; THENCE N 02°16'39" E A DISTANCE OF 47.62 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 7460.89 SQUARE FEET, OR 0.171 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**LOT 22 - SURVEY DESCRIPTION:**

LOT 22, BLOCK 1, YOUNG'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 1, YOUNG'S ADDITION, THENCE S 03°24'50" W A DISTANCE OF 74.79 FEET; THENCE S 02°16'39" W A DISTANCE OF 86.54 FEET TO THE POINT OF BEGINNING, THENCE S 87°43'28" E A DISTANCE OF 144.00 FEET; THENCE S 02°16'39" W A DISTANCE OF 138.68 FEET; THENCE N 87°43'21" W A DISTANCE OF 144.00 FEET; THENCE N 02°16'39" E A DISTANCE OF 138.68 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 19969.98 SQUARE FEET, OR 0.458 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**NOTES:**

- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
- 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 AT (479) 271-3122.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
- 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.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- THERE ARE NO WAIVERS, VARIANCES, AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS. THE ALLEY SHALL BE RECIPROCAL TO EACH OF THE NEW LOTS CREATED BY THIS PLAT.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS
- WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS LOT SPLIT PURSUANT TO MUNICIPAL CODE SECTION 401.12 AND 401.13

**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

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: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
 SIGNATURE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_  
 STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

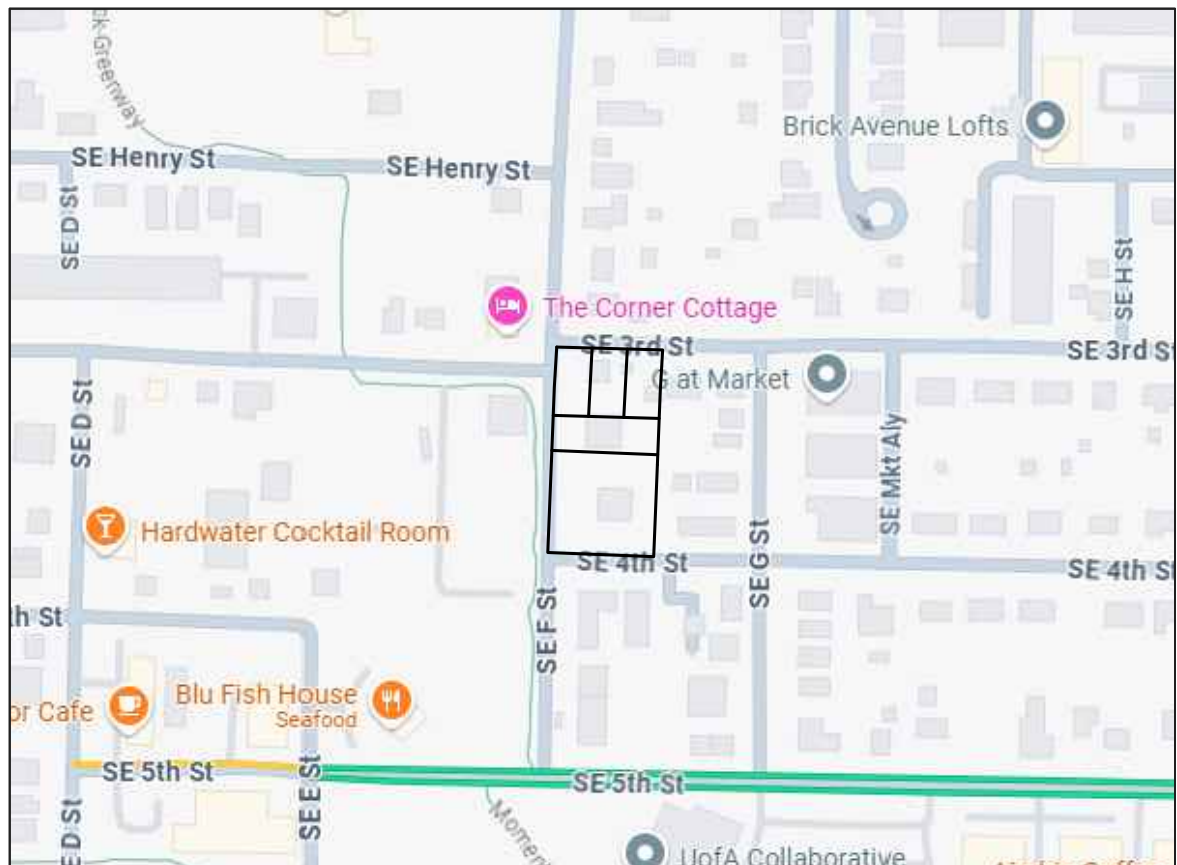
**NOTARY PUBLIC**  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 PLANNING COMMISSION CHAIRPERSON  
 DATE OF EXECUTION: \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 MAYOR, CITY OF BENTONVILLE  
 SIGNED \_\_\_\_\_  
 CITY CLERK, CITY OF BENTONVILLE

**PROJECT #LS24-0057**



**VICINITY MAP - NTS**

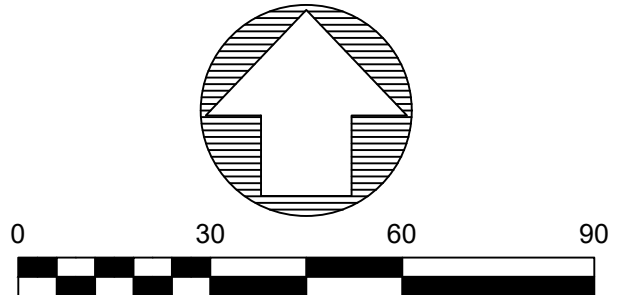
**FLOOD CERTIFICATION:**

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE 06/05/2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

**LEGEND**

- FOUND REBAR
- SET REBAR W/CAP
- ⊙ WATER METER
- ⊕ WATER VALVE
- ⊖ DRAINAGE MANHOLE
- ⊛ FIRE HYDRANT
- PROPERTY LINE
- - - CENTERLINE
- - - EASEMENT

**OWNERSHIP INFORMATION:**  
 ARVILLE LLC  
 BRADFORD@LEFLERCAPITAL.COM  
 PO BOX 242840  
 LITTLE ROCK AR 72223



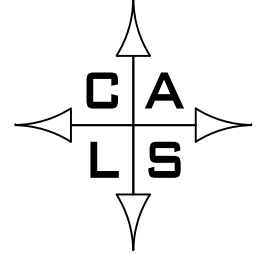
**CERTIFICATE OF AUTHORIZATION**  
 COA CERTIFICATE NUMBER: 3049

**CERTIFICATE OF SURVEY ACCURACY:**

I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION \_\_\_\_\_  
 SIGNED \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 NO. 1370  
 STATE OF ARKANSAS

**CASTER & ASSOCIATES**  
 LAND SURVEYING, INC.  
 2715 SE "I" Street, Suite 5  
 Bentonville, AR 72712  
 (479) 268-4464



SCALE: 1" = 30'		DATE: 02/27/2025	
<b>LOT SPLIT</b> OF LOTS 5, 6 & 7 CREATING LOTS 18, 19, 20, 21 & 22 BLOCK 1, YOUNG'S ADDITION			
301 & 305 SE "F" ST., 701 & 703 SE 4TH ST. BENTONVILLE, BENTON CO., AR			
JOB #	DRAWN BY:	CHKD BY:	PAGE
24-314.1	JRC	RJC	1 OF 1

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 5, 6, AND 7, BLOCK 1 OF YOUNG'S ADDITION CREATING NEW LOTS 18-22, BLOCK 1 OF YOUNG'S ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: LS24-0057)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 5, 6, AND 7, BLOCK 1 OF YOUNG'S ADDITION creating new LOTS 18-22, BLOCK 1 OF YOUNG'S ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on March 18, 2025;

**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 LOTS 5, 6, AND 7, BLOCK 1 OF YOUNG'S ADDITION creating new LOTS 18-22, BLOCK 1 OF YOUNG'S 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 be and 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Lot Split - Lots 17 and 18, Block 15 of Demings 2nd Addition**

504 Northwest B Street

**PC Date:**

**Staff Report Details**

<b>Project Number</b>	LS24-0056
<b>Applicant / Current Owner</b>	MERCER, DARREL & MERCER, LINDA C
<b>Site Area</b>	+/- <b>[Site_Area]</b> Acres
<b>Current Zoning</b>	DN-2, Downtown Medium Density Residential
<b>Requested Zoning</b>	NA
<b>Current Future Land Use Map Designation</b>	
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	Single-family attached
<b>Related projects</b>	VAR24-0022

**Property Description**

Lot Split: Lots 7 & 8, Block 15 of Deming's 2nd Addition, Creating New Lots 17 & 18. 504 NW B Street, LS24-0056.

A Lot Split of Lots 7 & 8, Block 15 of Deming's 2nd Addition, Creating New Lots 17& 18. The lots have direct access to Northwest B Street. The Right-of-Way along Northwest B Street is adequate per the master street plan. The plat will be dedicating an 8' Utility Easement along the front property line. This project received a variance (VAR24-0022) for the minimum lot area size requirement.

**Project Details**

**Relationship to the Community Plan**

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

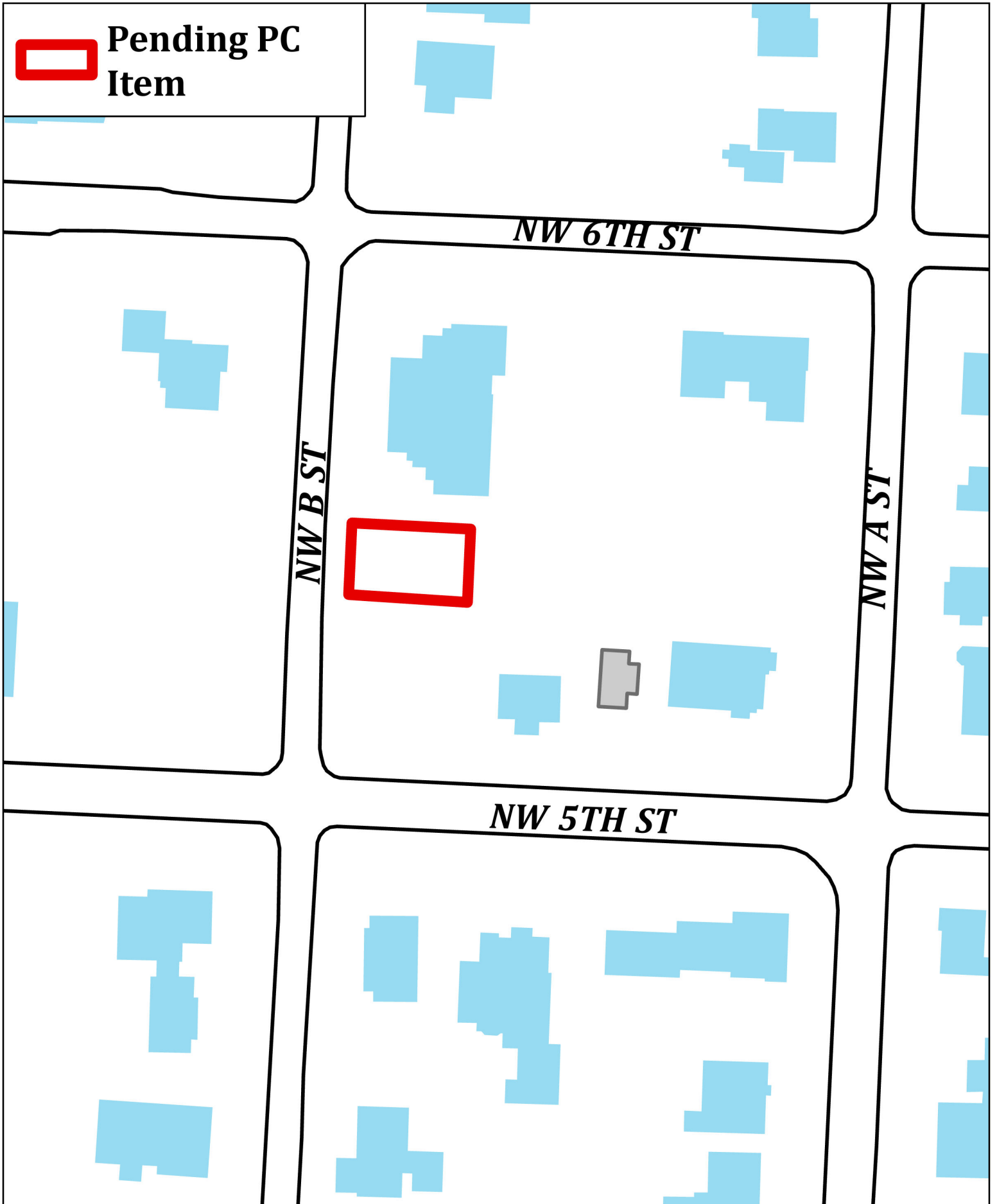
**Analysis / Waivers**

**Conclusion**

**Additional Details**



**Pending PC  
Item**



**NW B ST**

**NW 6TH ST**

**NW A ST**

**NW 5TH ST**



**PLA24-0056**  
**Demings 2nd Creating Lots 17 and 18**  
**504 NW B ST**



# LOT SPLIT OF LOTS 7 & 8, BLOCK 15 DEMINGS 2ND ADDITION CREATING NEW LOTS 17 & 18

### ADJACENT LAND OWNERS

- SMOTHERS, JOHN  
503 NW B ST  
BENTONVILLE, AR  
LOT 17, BLOCK 15 DEMINGS 2ND ADDITION  
PARCEL #01-02219-000  
ZONED: R-1
- ZEDIKER REVOCABLE TRUST, CRAIG & ZEDIKER REVOCABLE TRUST, ELAIN  
508 NW B ST  
BENTONVILLE, AR  
LOT 14, BLOCK 15 DEMINGS 2ND ADDITION  
PARCEL #01-02209-000  
ZONED: R-1
- NARCISSE TRUST -WEEKES, DOUGLAS B & DAILY, NINA  
206 NW 5TH ST  
BENTONVILLE, AR  
LOT 15, BLOCK 15 DEMINGS 2ND ADDITION  
PARCEL #01-02212-000  
ZONED: R-1
- WALSWORTH, STUART & DICE, JENNIFER  
NW 5TH ST  
BENTONVILLE, AR  
LOT 16, BLOCK 15 DEMINGS 2ND ADDITION  
PARCEL #01-02211-000  
ZONED: R-1

FIELD WORK: ATLAS PAGE:  
DECEMBER 2, 2024 361

BASIS OF BEARING:  
GPS OBSERVATION - AR NORTH ZONE  
NAD83(2011) HORIZONTAL DATUM

### REFERENCE DOCUMENTS:

- PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 25076
- PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 46
- PLAT OF SURVEY FILED IN BOOK L2019 AT PAGE 5249
- PLAT OF SURVEY FILED IN BOOK L2015 AT PAGE 400
- FINAL PLAT OF DEMINGS 2ND ADDITION FILED IN BOOK B AT PAGE 24 AND BOOK G AT PAGE 263
- PLAT OF SURVEY FILED IN BOOK M AT PAGE 134
- PLAT OF SURVEY FILED IN BOOK I AT PAGE 228
- PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 64986
- WARRANTY DEED FILED IN BOOK L2024 AT PAGE 56001

### PROPERTY ZONED:

DN-2  
ZONE D (4) TRAFFIC PATTERN ZONE (TPZ)

### BUILDING SETBACK NOTE:

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](http://www.bentonvilleplanning.com) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122

### SURVEY DESCRIPTIONS:

PARENT TRACT PARCEL #01-02210-000 EXISTING WARRANTY DEED DESCRIPTION (B. L2024, P. 56001): NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON DOCUMENT NO. L202425076 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND PROTECTIVE COVENANTS OF RECORD, IF ANY; SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

### NEW LOT 17:

A PART OF THE NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS N02°47'40"E 122.07' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE N02°47'40"E 24.25', THENCE S87°06'21"E 75.13', THENCE S02°50'15"W 10.02', THENCE N87°06'21"W 24.63', THENCE S27°44'36"W 15.59', THENCE N87°12'20"W 43.91' TO THE POINT OF BEGINNING, CONTAINING 0.03 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### NEW LOT 18:

A PART OF THE NORTH 45 FEET OF LOT 7, AND THE NORTH 45 FEET OF THE WEST ONE-HALF OF LOT 8, BLOCK 15, DEMINGS 2ND ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR WHICH IS N02°47'40"E 99.66' FROM AN EXISTING REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 15 AND RUNNING THENCE N02°47'40"E 22.41', THENCE S87°06'21"E 43.91', THENCE N27°44'36"E 15.59', THENCE S87°06'21"E 24.63', THENCE S02°50'15"W 36.05', THENCE N87°33'01"W 75.09' TO THE POINT OF BEGINNING, CONTAINING 0.05 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### PLAT NOTES:

- RECORD (R) BEARINGS AND DISTANCES ARE SHOWN PER SURVEY L2024-25076.
- SOME FEATURES AND/OR SYMBOLS ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR VISUAL CLARITY.
- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES, GIS, AND/OR UTILITY MAPS PROVIDED BY LOCAL UTILITY COMPANIES. NOT ALL UTILITY COMPANIES MAY HAVE RESPONDED TO OUR REQUEST FOR MAPS AND/OR INFORMATION. ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.
- SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
- OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO ENSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
- 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.
- THERE MAY NOT BE ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
- VARIANCE #V24-0022 WAS APPROVED ON 10/14/24, PRIOR TO THE SUBMITTAL OF THIS LOT SPLIT.
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
- THIS PROPERTY IS LOCATED IN ZONE D (4) TRAFFIC PATTERN ZONE (TPZ) - CITY OF BENTONVILLE MUNICIPAL AIRPORT.
- ALL SIDEWALKS SHALL BE INSTALLED BY THE TIMEFRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.

### BEUD NOTES:

- OWNER TO CONTACT NEW SERVICE COORDINATOR (271-3139) TO DISCUSS ELECTRIC SERVICE PRIOR TO BEGINNING ANY CONSTRUCTION.
- FAILURE TO CONTACT BEUD PRIOR TO CONSTRUCTION WILL RESULT IN DELAYS TO GET ELECTRIC SERVICE.
- BEUD'S STANDARD PRACTICE IS TO PLACE UNDERGROUND EQUIPMENT (TRANSFORMERS, SECONDARY PEDESTALS, JUNCTION BOXES, ETC) ON THE LOT LINE OF A DEVELOPMENT. ANY ADJUSTMENTS TO THE PROPERTY LINE THAT RESULT IN OUR EQUIPMENT NOT BEING ON THE LOT LINE WILL REQUIRE THE DEVELOPER TO PAY FOR THE COST OF BEUD TO RELOCATE THE EQUIPMENT TO THE LOT LINE.
- ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO COORDINATE WITH THE NEW SERVICE COORDINATOR @ 479-271-3139 TO DETERMINE IF EQUIPMENT IS IN CONFLICT.
- IT IS THE RESPONSIBILITY OF THE DEVELOPER TO PAY FOR ANY COSTS ASSOCIATED WITH MOVING OF EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ANY COSTS ASSOCIATED WITH LOSS OF EQUIPMENT (WIRE AND ELBOWS) AND LABOR AND MATERIAL TO MOVE THE EQUIPMENT TO THE NEW LOT LINE.

### FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.  
(FIRM PANEL #05007C00901, DATED 9/28/2007)

### CERTIFICATE OF SURVEYING ACCURACY:

I, DERRICK THOMAS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME 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 PROPERTY BOUNDARY SURVEYS AND PLANS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: REGISTERED LAND SURVEYOR NO. 1642 - STATE OF ARKANSAS

### OWNER'S CERTIFICATION:

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: \_\_\_\_\_

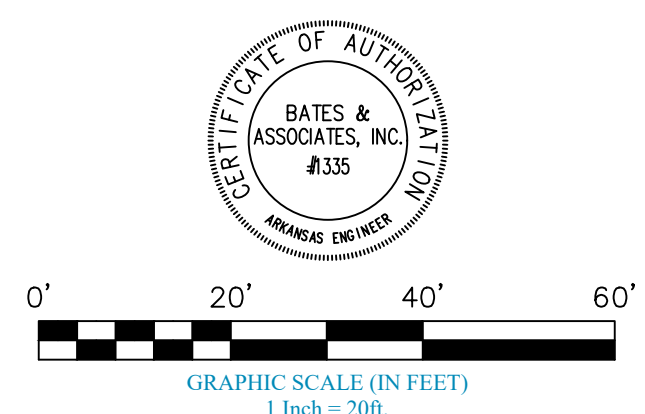
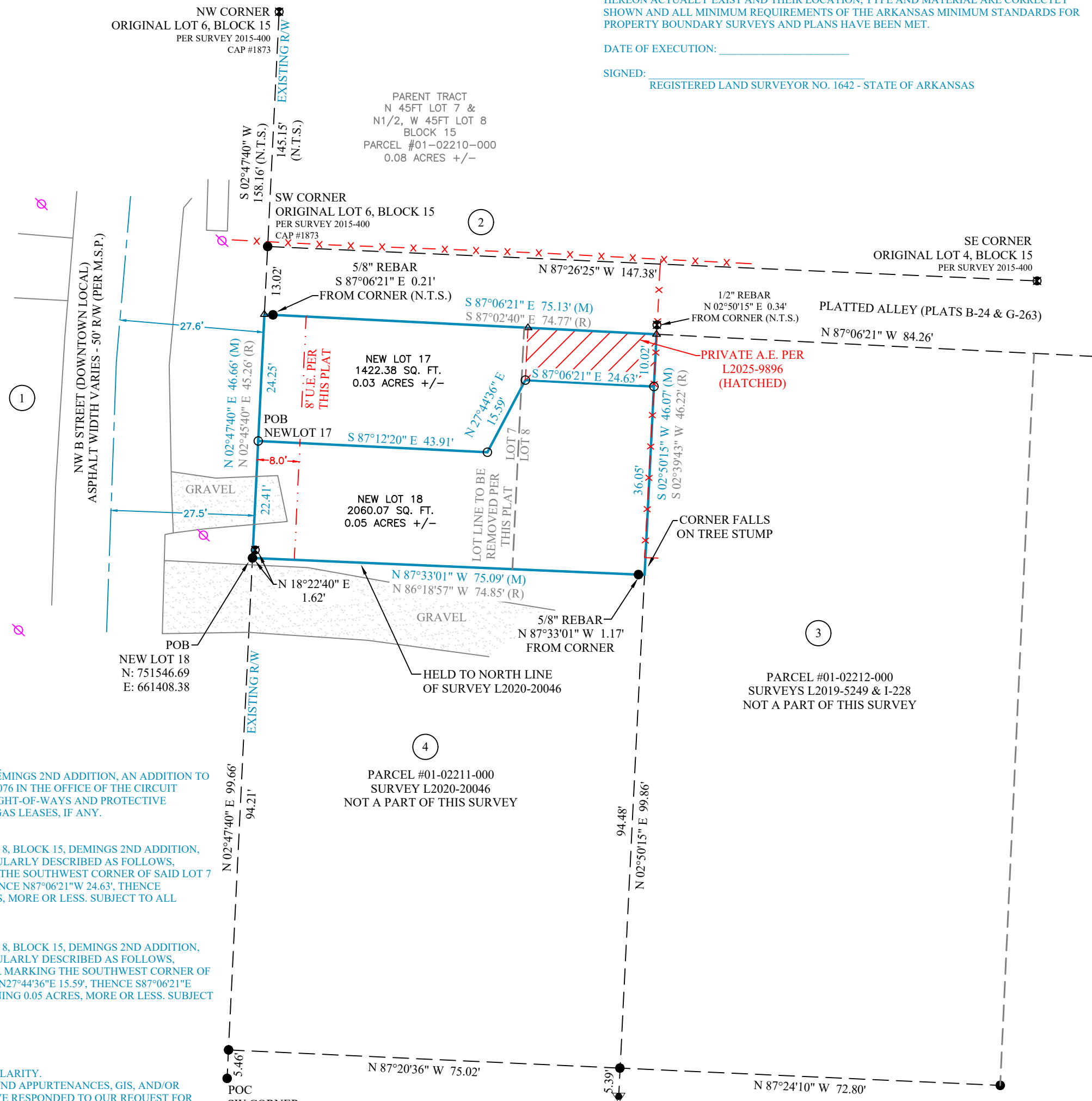
SOURCE OF TITLE: W.D. L202456001

SUBSCRIBED AND SWORN BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

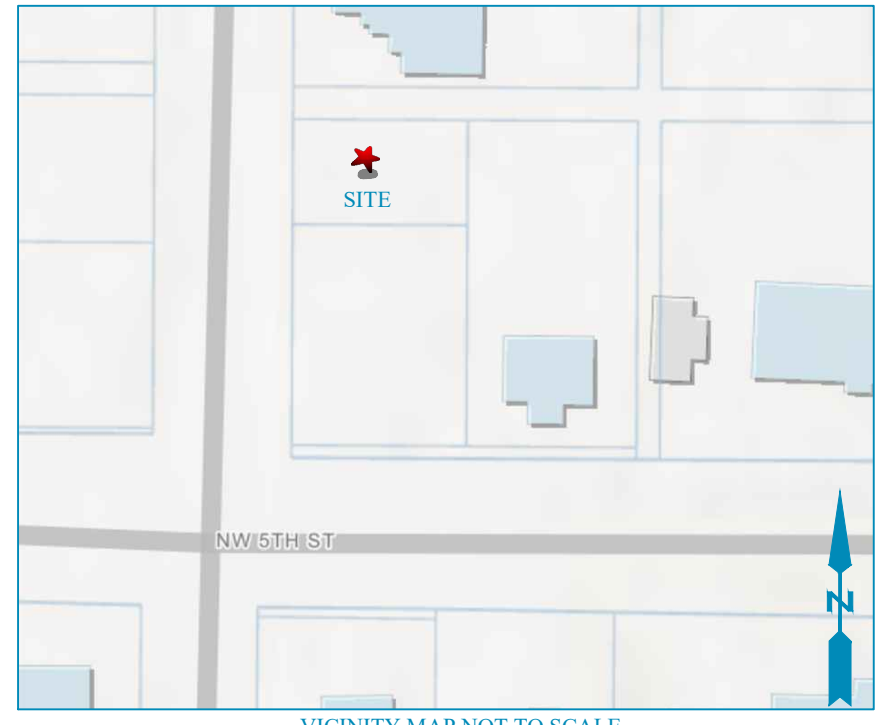
NOTARY PUBLIC \_\_\_\_\_

PROPERTY OWNER:  
FOTHERGILLA LLC  
848 NW C ST  
BENTONVILLE, AR 72712

CONTACT INFO:  
Mark Haney  
markhaneywa@gmail.com



DATE: \_\_\_\_\_  
IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.



DATE:	12/10/24
SUBMITTAL #1:	01/03/25
SUBMITTAL #2:	02/26/25
SUBMITTAL #3:	

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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: BENTONVILLE PLANNING COMMISSION CHAIRMAN  
SIGNED: MAYOR, CITY OF BENTONVILLE  
SIGNED: CITY CLERK, CITY OF BENTONVILLE

- LEGEND:
- WATER METER
  - BOUNDARY LINE (MEASURED)
  - BOUNDARY LINE (EXISTING)
  - PORTY LINE/TIE LINE
  - CENTERLINE OF ROAD
  - RIGHT-OF-WAY
  - FENCE
  - INGRESS & EGRESS EASEMENT
  - UTILITY EASEMENT

WATER METER  
BOUNDARY LINE (MEASURED)  
BOUNDARY LINE (EXISTING)  
PORTY LINE/TIE LINE  
CENTERLINE OF ROAD  
RIGHT-OF-WAY  
FENCE  
INGRESS & EGRESS EASEMENT  
UTILITY EASEMENT

FOR USE AND BENEFIT OF:  
MARK HANEY  
ADDRESS: 604 NORTHWEST B STREET BENTONVILLE, ARKANSAS  
DATE: 02/26/25 SCALE: 1"=20'  
SURVEYED: DRAFTED:  
CHECK: BA  
DRAWN: DT  
DRAFT DATE: 02/26/25  
REVIEWED: DT  
COA: #1335

DATE: 02/26/25 SCALE: 1"=20'  
SURVEYED: DRAFTED:  
CHECK: BA  
DRAWN: DT  
DRAFT DATE: 02/26/25  
REVIEWED: DT  
COA: #1335

DRAWING #24-300

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOTS 7 AND 8, BLOCK 15 OF  
DEMINGS 2ND ADDITION CREATING NEW LOTS 17 AND 18, BLOCK 15 OF  
DEMINGS 2ND ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND  
FOR OTHER PURPOSES.  
(PROJECT NUMBER: LS24-0056)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOTS 7 AND 8, BLOCK 15 OF DEMINGS 2ND ADDITION creating new LOTS 17 AND 18, BLOCK 15 OF DEMINGS 2ND ADDITION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on March 18, 2025;

**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 LOTS 7 AND 8, BLOCK 15 OF DEMINGS 2ND ADDITION creating new LOTS 17 AND 18, BLOCK 15 OF DEMINGS 2ND 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 be and 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Rezoning - Emma Properties, LLC - I-2, Heavy Industrial to DE, Downtown Edge**

701 Southeast 5th Street

**PC Date:** 3/18/2025

**Staff Report Details**

<b>Project Number</b>	RZ25-0004
<b>Applicant / Current Owner</b>	Steve Vega/Emma Properties LLC
<b>Site Area</b>	+/- <b>.52</b> Acres
<b>Current Zoning</b>	Heavy Industrial
<b>Requested Zoning</b>	DE, Downtown Edge
	Urban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

The subject property is located at 701 Southeast 5th Street. The property is presently zoned I-2, Heavy Industrial, with a land use designation of Urban Neighborhood. The property has direct access to Southwest 5th Street and Southeast F Street. Surrounding zoning districts include DN-4, Downtown Mixed-Use Residential to the north and east, as well as C-2, General Commercial, to the South.

**Project Details**

The applicant has requested a rezoning of the property from I-2, Heavy Industrial to DE, Downtown Edge. The applicant states in their narrative they are requesting the rezoning in order to develop a downtown restaurant.

**Relationship to the Community Plan**

The property is designated as an Urban Neighborhood place type on the newly adopted future land use map. This is the highest intensity of the neighborhood place types defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in.

## Relationship to the Community Plan

This zoning request does not align with the previous Future Land Use Map but does align with the newly adopted future land use map under extended review for the Urban Neighborhood place type. Additionally, with its current zoning as I2, the uses currently allowed are much more intense and do not fit within the character of the mixed-use, lively built environment on SE 5th and F Street. Uses nearby that mimic the applicant's proposal include Table on 6th, the Meteor, Brother's Meet House, and other commercial properties that fit within the mixed-use neighborhood. The uses permitted under DE are a good fit within the context of a growing neighborhood that contains a healthy mix of residential and commercial uses to support the residential community.

From a built environment lens, DE and its supported development types fits within the surrounding development.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

## Conclusion

This rezoning is consistent with the newly adopted future land use plan under extended review and staff recommends approval of this request as the proposed DE zone is more compatible with the surrounding neighborhood than the existing industrial zone.

## Additional Details



Pending PC Item

PRD

DN-4

R-3

DN-4

DN-3

DN-4

MARKET ALY

SE 4TH ST

SE F ST

SE 4TH ST

SEG ST

D-E

I-2

C-3

DN-4

DN-4

R-ZL



I-2  
*Zega*

DN-4

DN-4

SE 5TH ST

C-2

SE E ST

PUD

SE 6TH ST

SE G ST

C-2



RZ25-0004  
Zega  
701 SE 5TH ST



AMENDED APPLICANT'S NARRATIVE FOR REZONING APPLICATION 701 SE 5<sup>th</sup>  
STREET, BENTONVILLE, AR

January 29, 2025

Bentonville Planning Commission  
c/o Bentonville Planning and Community Development Office  
Uploaded to e-Trakit

Ladies and Gentlemen of the Commission:

My name is Steve Zega. I am an attorney, and I represent Emma Properties, LLC, the owner of the parcel located at 701 SE 5<sup>th</sup> Street in Bentonville. Please allow this document to represent my client's narrative for the rezoning application.

These are responses to the specific items in the Planning and Community Development Office's checklist.

- **Current Zoning Designation and Proposed Zoning Designation:** The Applicant wants to rezone that parcel from its current designation, I-2 to a new designation of DE.
- **Need for the Requested Zoning Change:** My clients intend to remodel the existing structure on the property into a full-service restaurant with a bar. I-2 does not allow restaurants and bars as a by-right use; DE does allow restaurants and bars as a conditional use. We are following the recommendation of professional planning staff in making this amendment
- **Statement of How the Property Will Relate to Surrounding Properties:** The subject lot is across 5<sup>th</sup> Street from the Momentary. There are several restaurants (Blu Fish House, Yeyo's El Alma de Mexico and Table on 6<sup>th</sup> Street) and at least one bar (Hardwater Cocktail Room) in the immediate vicinity. The Momentary also offers some food service and bar service. The proposed use would complement the current uses of surrounding properties. The Applicant believes that the proposed DE designation would, in fact, be more compatible with the surrounding properties than the potential uses to which an I-2 property could be put as a matter of right. My review of the Bentonville Future Land Use Map reveals no incompatibility with surrounding properties.
- **Proposed Use:** the Applicant intends to use the property as a full-service restaurant and bar.
- **Traffic:** The Applicant has not performed a traffic study. However, 5<sup>th</sup> Street is already a vital (if not arterial) link between downtown Bentonville and the Market District. The Applicant envisions a substantial portion of its business coming from foot and bike traffic. We do intend to welcome automobile traffic, but the Applicant's good-faith estimate of how this will impact traffic on 5<sup>th</sup> Street and SE F and SE G Streets, between which the lot sits, will be minimal in terms of automobile traffic.

- Signage: The Applicant's current plan for signage is to have all signage on the building, with no-on street signage. See the attached concept drawing.
- Appearance: See the attached concept drawing for the general appearance the Applicant intends to present.
- Availability of Water and Sewer: According to a conversation I had with the Bentonville Water Utilities Department on January 2, 2025, the property is served by:
  - One 8" sewer main on the south side of the lot;
  - One 8" sewer main on the west side of the lot;
  - One 15" sewer main roughly in the southeast corner of the lot;
  - One 8" water main on the south side of the lot; and
  - One 6" water main on the west side of the lot.


The Applicant's proposed use would be harmonious with this growing, vital entertainment hub in the immediate vicinity of the Momentary. On behalf of the Applicant, we request your favorable consideration of this request. Thank you.

Sincerely,

Steven S. Zega  
Attorney for the Applicant  
Emma Properties, LLC



Bike&Dine

WELCOME 

701



TRAILSIDE ON 5TH

701

Bike & Dine



TRAILSIDE ON 5TH

701

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,  
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF I-2, HEAVY  
INDUSTRIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER PURPOSES.  
(PROJECT NUMBER: RZ25-0004)**

**WHEREAS**, Emma Properties, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of I-2, HEAVY INDUSTRIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 4, BLOCK 2, YOUNG'S ADDITION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "G" AT PAGE 165. ALSO THE W 1/2 OF A CLOSED ALLEY MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NE CORNER OF SAID LOT 4, BLOCK 2, YOUNG'S ADDITION; THENCE EAST 6 FEET TO THE CENTERLINE OF SAID CLOSED ALLEY; THENCE SOUTH 150 FEET TO A POINT DUE EAST OF THE SE CORNER OF SAID LOT 4, BLOCK 2; THENCE WEST 6 FEET TO THE SE CORNER OF SAID LOT 4, BLOCK 2; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 18, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of I-2, HEAVY INDUSTRIAL to DE, DOWNTOWN EDGE.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of I-2, HEAVY INDUSTRIAL to DE, DOWNTOWN EDGE to be used in accordance with the city zoning laws and state laws;

Section 2 - 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 3 - 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Rezoning - Johnson - R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential**

701 Southwest 2nd Street

**PC Date:** 3/18/2025

**Staff Report Details**

<b>Project Number</b>	RZ25-0008
<b>Applicant / Current Owner</b>	Lance Johnson Building
<b>Site Area</b>	+/- <b>[Site_Area]</b> Acres
<b>Current Zoning</b>	R-1, Low-Density Single-Family Residential
<b>Requested Zoning</b>	DN-2, Downtown Medium Density Residential
<b>Current Future Land Use Map Designation</b>	Neighborhood- Walkable
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

The subject property is located at 701 Southwest 2nd Street. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Neighborhood-Walkable. The property has direct access to Southwest 2nd Street. Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the south, as well as R-1, Low-Density Single-Family Residential to the North and West, and DN-1, Downtown Low Density Residential to the east.

**Project Details**

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential. The applicant states in their narrative they are requesting the rezoning to build a "2 unit townhome" (single-family attached homes) for sale.

**Relationship to the Community Plan**

The property is designated as a Walkable Neighborhood place type on the newly adopted future land use map. Walkable Neighborhoods combine compatibly-scaled single family homes, townhomes, and

## Relationship to the Community Plan

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. They also support some small neighborhood shops that are often near neighborhood centers and parks, making it easy to walk and bike for frequent trips.

This zoning request does align with the previous Future Land Use Map under the Walkable Neighborhood place type. From a built environment lens, DN-2 and its supported housing types fit within the surrounding development.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

## Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed DN-2 zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-2, Downtown Medium Density Residential to the south, as well as R-1, Low-Density Single-Family Residential to the North and West, and DN-1, Downtown Low Density Residential to the east.

## Additional Details



**Pending PC Item**

1

NW F ST

R-1

W CENTRAL AVE

R-1

R-1

DN-1

SW 2ND ST

**Lance Johnson**

DN-1

DN-1

R-1

DN-2

SW F ST

R-1

DN-2

DN-2



**RZ25-0008**  
**Lance Johnson**  
**701 SW 2nd St**



LANCE JOHNSON  

---

BUILDING CO

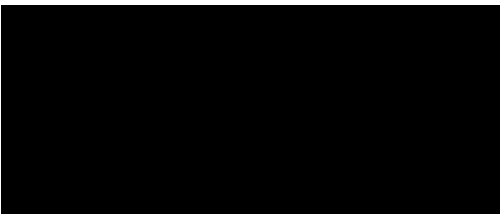
Benton County Planning Department  
RE: Rezoning of Parcel #01-01863-000

I am requesting the property at 701 SW 2nd Street be rezoned from R-1, Low-Density Single Family Residential to DN-2, Downtown Medium Density Residential.

We removed the existing single-family structure and would like to build townhomes for sale. There will be two homes (front doors) and 2 vehicles per home for a total of 4 vehicles. The reason for the change is to utilize the property to its fullest potential.

Zoning the property to DN-2 would allow me to offer 2 homes in Central Bentonville. I believe the use of the land will work well with the Future Land Use Map. There won't be a need for signage. The exterior will be a combination of brick, native stone, and stucco. Utilities are on sight and as per the Bentonville GSI map they are 6" to 8" in that area.

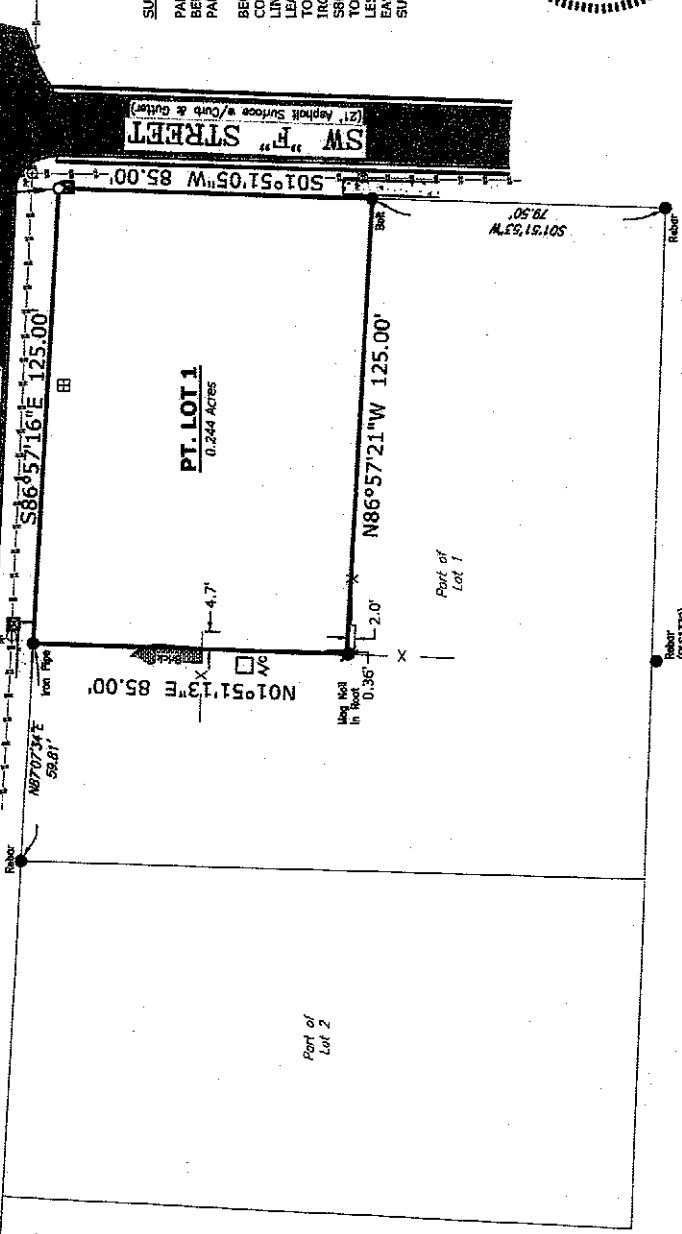
Thank you,



Ericson C. "EJ" Johnson  
President

**POINT OF BEGINNING**  
 Set 1/2" Rebar  
 Northeast Corner  
 Of Lot 1, Corley's Addition

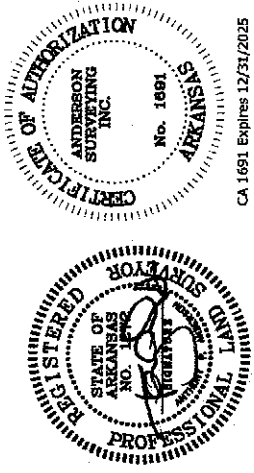
**SW 2ND STREET**  
 (8' Asphalt Surface)



**SW "F" STREET**  
 (2' Asphalt Surface w/ Curb & Gutter)

**PT. LOT 1**  
 0.244 Acres

**SURVEY DESCRIPTION:**  
 PART OF LOT 1, CORLEY'S ADDITION, AN ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A SET 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE S01°51'05"W, ALONG THE EAST LINE OF SAID LOT 1, 85.00 FEET TO AN EXISTING BOLT; THENCE LEAVING THE EAST LINE OF SAID LOT 1, N86°57'21"W, 125.00 FEET TO A POINT; THENCE N01°51'13"E, 85.00 FEET TO AN EXISTING IRON PIPE ON THE NORTH LINE OF SAID LOT 1; THENCE S86°57'16"E, ALONG THE NORTH LINE OF SAID LOT 1, 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.244 ACRES, MORE OR LESS, BEING SUBJECT TO PUBLIC ROAD RIGHTS-OF-WAY AND ANY EASEMENTS OF RECORD, ACCORDING TO A SURVEY BY ANDERSON SURVEYING, INC., RLS # 12773, JOB # 24-10-45.



CA 1691 Expires 12/31/2025

**ANDERSON SURVEYING INC.**  
 Arkansas -- Oklahoma  
 P.O. Box 129  
 Van Buren, AR 72957  
 (478)-474-4247  
 Fax (478)-410-5333  
 tony@and-survey.com

**BENTONVILLE, BENTON COUNTY, ARKANSAS**  
**SURVEY OF**  
**PART OF LOT 1,**  
**CORLEY'S ADDITION**

DATE: 11-09-2024  
 JOB NO: 24-10-45  
 SCALE: 1" = 30'

BASIS OF BEARINGS:  
 GRID NORTH, STATE PLANE COORDINATE SYSTEM,  
 ARKANSAS NORTH ZONE (GSD), NAD 83 (2011)

**FOR USE BY:**  
**LANCE JOHNSON BUILDING COMPANY**  
**701 SOUTHWEST 2ND STREET**  
**BENTONVILLE, ARKANSAS**

**LEGEND**

- = SET PAULROAD SPIRE
- = SET 1/2" REBAR
- = EXISTING IRON PIN
- = EXISTING CONCRETE
- ⊙ = EXISTING IRON SPIRE
- ⊙ = SET IRON NAIL
- ⊙ = WATER METER
- ⊙ = GAS METER
- ⊙ = ELECTRIC/TELEPHONE/PRESTAL
- ⊙ = POWER POLE
- ⊙ = OVERHEAD ELECTRIC
- ⊙ = EXISTING FENCE

REVISIONS	DATE

Scale in Feet  
 0 30

Y10-2024A24-10-24-10-45\_Plot1\_Corley's A60-24-10-45.dwg, 11/8/2024 10:02:32 AM, IWM

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,  
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-1, LOW  
DENSITY SINGLE FAMILY RESIDENTIAL TO DN-2, DOWNTOWN MEDIUM-  
DENSITY RESIDENTIAL; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: RZ25-0008)**

**WHEREAS**, Lance Johnson Building duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 1 IN CORLEY'S ADDITION TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD "A" AT PAGE 152, IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT 1, THENCE SOUTH 85.0 FEET; THENCE WEST 125.0 FEET; THENCE NORTH 85.0 FEET; THENCE EAST 125.0 FEET TO THE POINT OF BEGINNING;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 18, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DN-2, DOWNTOWN MEDIUM-DENSITY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - 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 3 - 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Rezoning - Garrett - RE, Residential Estates to R-1, Low-Density Single-Family Residential**

1600 Northwest 3rd Street

**PC Date:** 3/18/2025

**Staff Report Details**

<b>Project Number</b>	RZ25-0011
<b>Applicant / Current Owner</b>	Garrett
<b>Site Area</b>	+/- <b>[3.47]</b> Acres
<b>Current Zoning</b>	RE, Residential Estates
<b>Requested Zoning</b>	R-1, Low Density Single Family Residential
<b>Current Future Land Use Map Designation</b>	Suburban Neighborhood
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

The subject property is located at 1600 NW 3rd. The current zone is RE, Residential Estate with a future land use designation of Surburban Neighborhood. The property will have public access once the subdivision to the south develops. Surrounding zoning districts are county land to the north, agriculture to the north east and the remaining areas are R-1, Low Density Single Family Residential.

**Project Details**

The applicant has requested a rezoning of the property from RE, Residential Estates to R-1, Low-Density Single-Family Residential. The applicant states in their narrative they are requesting the rezoning "to help fulfill Bentonville's future plan for smart infill by providing R-1 zoning which matches the zoning of the surrounding residential neighborhoods."

### Relationship to the Community Plan

The property is designated as a Suburban Neighborhood. Suburban Neighborhoods consist mainly of single family homes on comparatively larger lots. They are generally quiet areas more removed from most commercial amenities. 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 next generation of Bentonville residents.

### Public Comment

Has Staff received Public Comment at the time of this report? : **No**

### Analysis / Waivers

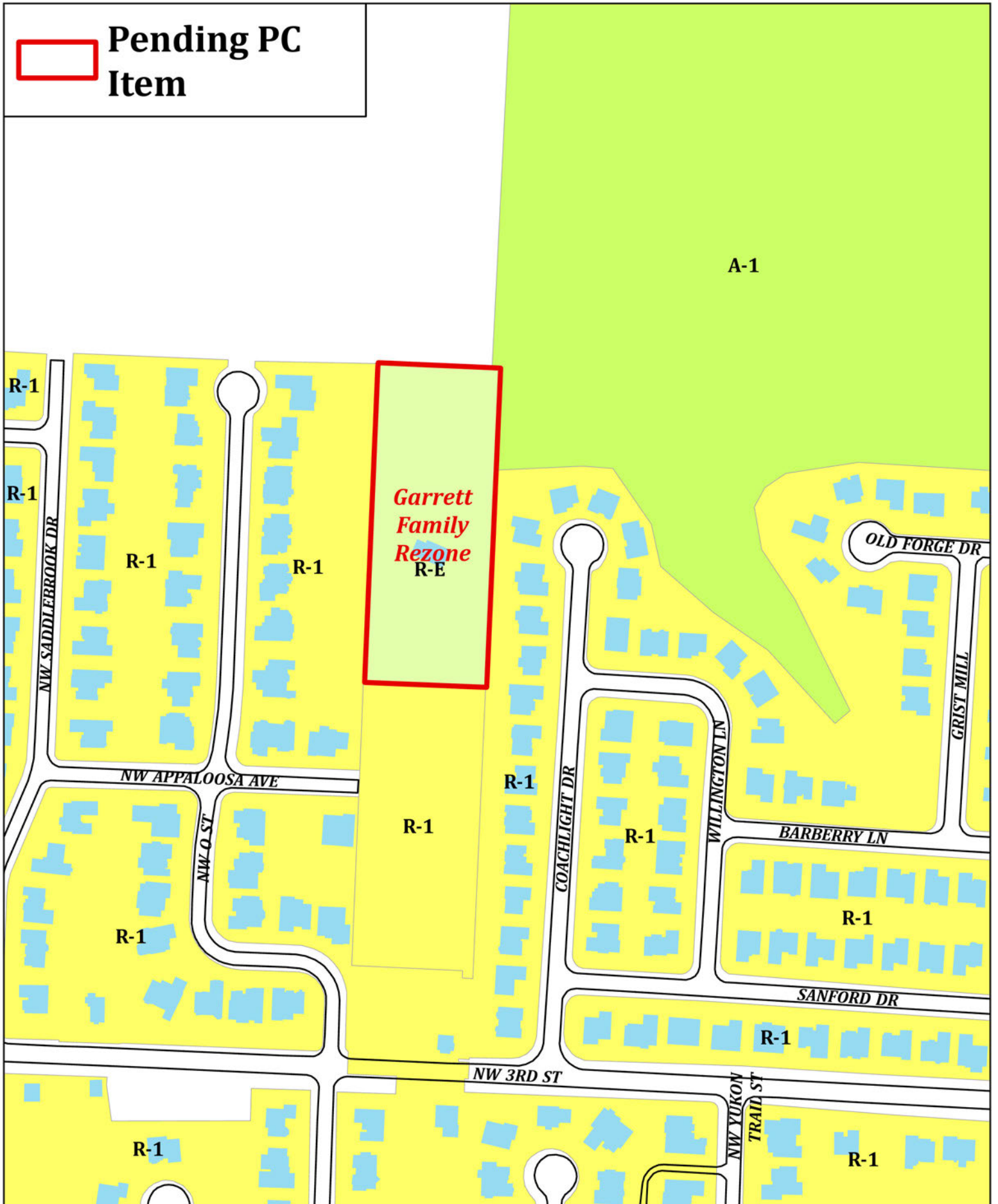
### Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed R-1 zone is compatible with the surrounding neighborhood context.

### Additional Details



Pending PC Item



*Garrett Family Rezone R-E*



**RZ25-0011**  
**Garrett Family Rezone**  
**R-E to R-1**



5 February 2025  
City of Bentonville  
Planning Department  
305 SW A Street  
Bentonville, AR 72712

**RE: Garrett Family Rezone Narrative**

Below is the narrative of the rezone of a portion Lot 1 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County, Arkansas located on NW 3<sup>rd</sup> Street. Please accept this narrative for review in conjunction with the rezone application.

**Intent:**

The Garrett Family, in collaboration with Development Consultants, Inc., are proposing a rezone of a portion of Lot 1 of Lot Split Forrest Oaks Subdivision along NW 3<sup>rd</sup> Street in Bentonville, Arkansas. The current zone is R-E, residential estate, and the proposed zoning is R-1, low density single family residential. The rezone is being requested to help fulfill Bentonville's future plan for smart infill by providing R-1 zoning which matches the zoning of the surrounding residential neighborhoods. The proposed Future Land Use map shows this parcel as Suburban Neighborhood which closely resembles the R-1 zoning being proposed. The 2018 Land Use Plan denotes the parcel as open space, but as noted above, an R-1 zone is fully compatible with Low-Density Residential. Traffic impacts are expected to be minimal as the size and shape of the lot limits the number of buildable lots that conform to R-1 standards should any lots be developed in the future. Signage and appearance will conform to Bentonville UDC standards for the R-1 designation should any signage be proposed in the future. An 8" water main is planned to dead end on the south property line of Lot 1. An 8" sewer main will terminate just south of the southerly property line of Lot 1.

If you have any questions regarding the request of this letter, please do not hesitate to reach out to me at 479-444-7880, or at [ChaseH@DCIUS.PRO](mailto:ChaseH@DCIUS.PRO)

Sincerely,



Chase Henrichs, P.E.

**NOTICE OF INTENT TO REZONE**

Garrett, Jeffry & Garrett, Tyler Kelsey has requested the Bentonville Planning Commission to set a public hearing date to consider rezoning the following property from R-E, Residential Estate to R-1, Low Density Single-Family Residential

The legal description of the property is as follows:

Part of lot 1 of Lot Split Forrest Oaks Subdivision as recorded at Plat #L2017056697, Benton County Arkansas, being more particularly described as follows:  
Commencing at a Found 1/2" Rebar at the Southwest corner of Lot 1 of said Lot split of Forrest Oak Subdivision; Thence N°21'38" E, a distance of 596.46 feet to the Northwest corner of said Lot 1; Thence S87°28'16" E, a distance of 228.85 feet to the Northeast corner of said Lot 1; Thence S02°28'10"W, a distance of 569.22 feet; Thence N87°31'53"W, a distance of 19.60 feet to a 1/2' found rebar; Thence N87°31'53"W a distance of 208.12 feet to the Point of Beginning, containing 3.13 of an acre, more or less.

The common description of the property is: 1600 NW 3rd St, Bentonville, AR 72712

The public hearing will be held March 18, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- I / we have no objections to the rezoning.
- I / we object to the rezoning because:

\_\_\_\_\_  
\_\_\_\_\_

[Redacted Signature and Physical Address]

Signature and Physical Address

Signature and Physical Address

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,  
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF R-E,  
RESIDENTIAL ESTATE TO R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL;  
AND FOR OTHER PURPOSES.  
(PROJECT NUMBER: RZ25-0011)**

**WHEREAS**, Jeffrey E. Garrett and Tyler Kelsey Garrett duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-E, RESIDENTIAL ESTATE to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

PART OF LOT 1 OF LOT SPLIT FORREST OAKS SUBDIVISION AS RECORDED AT PLAT #L2017056697, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 1/2" REBAR AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N02°22'18" E, A DISTANCE OF 585.05 FEET; THENCE N02°22'18"E, A DISTANCE OF 11.06 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S87°33'51" E, A DISTANCE OF 229.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S02°29'13"W, A DISTANCE OF 596.24 FEET; THENCE N87°31'53"W, A DISTANCE OF 19.82 FEET TO A 1/2' FOUND REBAR; THENCE N87°31'53"W A DISTANCE OF 207.98 FEET TO THE POINT OF BEGINNING, CONTAINING 3.13 ACRES, MORE OR LESS;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 18, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-E, RESIDENTIAL ESTATE to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-E, RESIDENTIAL ESTATE to R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - 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 3 - 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Rezoning - Limestone LLC - Planned Unit Development (PUD), to R-3, Medium-High Density Multifamily Residential**

Southwest 41st Street and Southwest Ranch Road

**PC Date:** 3/18/2025

**Staff Report Details**

<b>Project Number</b>	RZ25-0010
<b>Applicant / Current Owner</b>	Limestone LLC
<b>Site Area</b>	+/- <b>[Site_Area]</b> Acres
<b>Current Zoning</b>	Planned Unit Development (PUD)
<b>Requested Zoning</b>	R-3, Medium-High Density Multifamily Residential
<b>Current Future Land Use Map Designation</b>	Neighborhood-Urban
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	Townhomes
<b>Related projects</b>	

**Property Description**

The subject property is located at on Southwest 41st Street. The property is presently zoned Planned Unit Development (PUD), with a land use designation of Neighborhood-Urban. The property has direct access to Southwest 41st Street and Southwest Ranch Street. Surrounding zoning districts include C-3, Mixed-Use Commercial to the west and R-4, High Density Multifamily Residential to the east.

**Project Details**

The applicant has requested a rezoning of the property from Planned Unit Development (PUD), to R-3, Medium-High Density Multifamily Residential. The applicant states in their narrative they are requesting the rezoning in order to develop a townhome development.

**Relationship to the Community Plan**

This property was submitted before the new land use plan was passed, and has the option to be evaluated under the old land use plan. This area was designated as Medium Density Residential, with the rezone request meeting the land use plan.

### Relationship to the Community Plan

Currently, the property is designated as an Urban Neighborhood place type on the newly adopted future land use map. This is the highest intensity of the neighborhood place types defined primarily by multi-family buildings and townhomes but with some single family and smaller commercial uses mixed in.

### Public Comment

Has Staff received Public Comment at the time of this report? : **No**

### Analysis / Waivers

This zoning request does not align with the newly adopted future land use map under the Urban Neighborhood place type. However, at the time of project submittal, the request did meet the land-use designated for this area and can be evaluated under the prior plan. The uses permitted under R-3, Medium-High Density Multifamily Residential are a good fit within the context of a growing neighborhood that contains a healthy mix of residential and commercial uses to support the residential community.

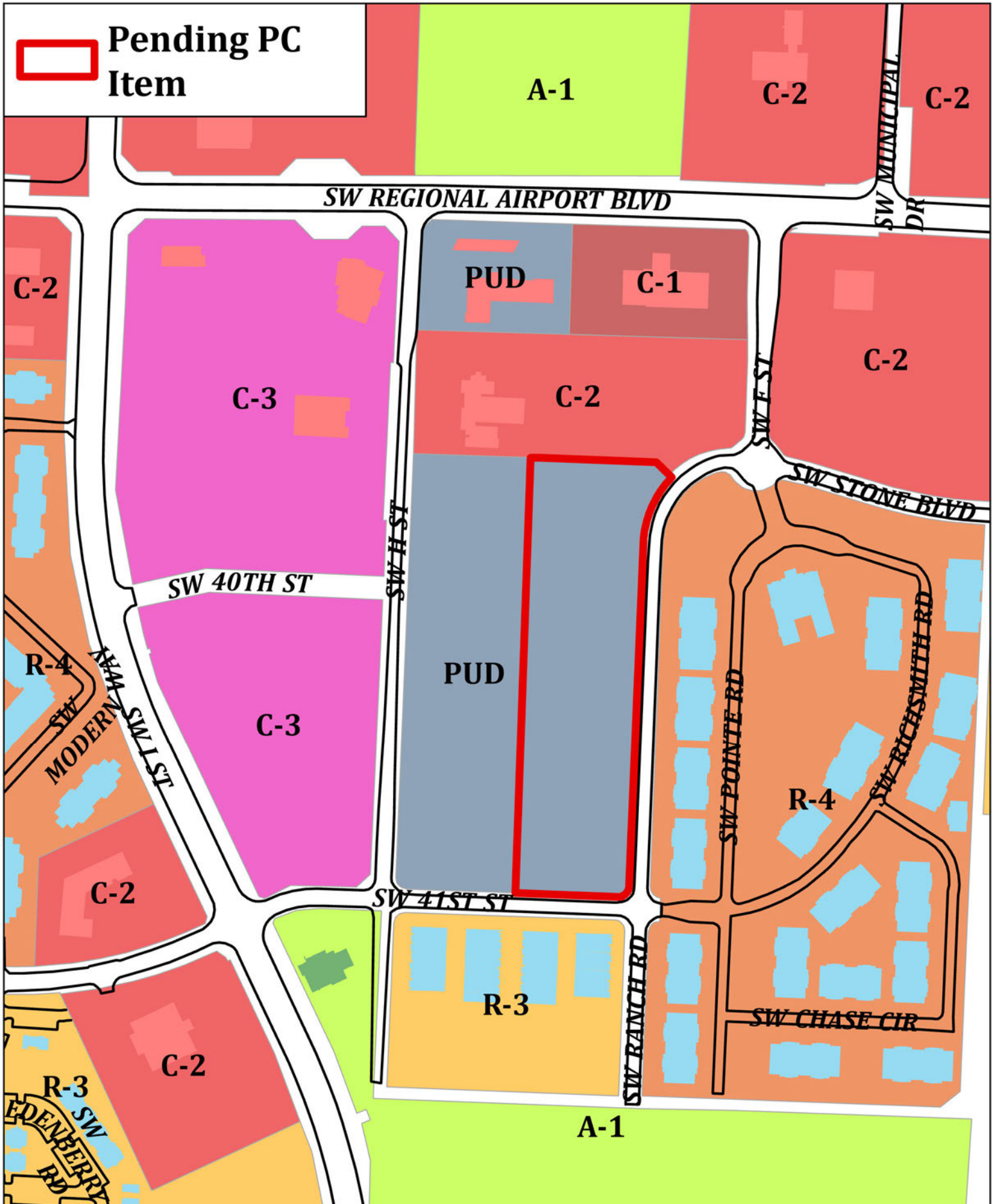
### Conclusion

The applicant's proposed rezoning fits the context of the surrounding area, with primarily multifamily and townhome development surrounding the subject property.

### Additional Details



**Pending PC Item**



**RZ25-0010**

**Description Limestone Townhomes  
SW 41st St. & SW Ranch Rd.**





February 3rd, 2025

City of Bentonville  
305 SW A Street  
Bentonville, AR 72712

**RE:                    Rezone Narrative, PUD to R-3  
                          01-14937-000**

To whom it may concern:

Please accept this rezoning of the subject land. The developer intends to develop townhomes at the subject address. This rezone will be followed by an LSD and Preliminary Plat, which will include dedication of new streets right-of-way and easements.

The newly-zoned property will fit in well with surrounding properties, as those range from PUD and C-2 to R-3 and R-4.

The Future Land Use Plan calls for medium-density residential in this area, and R-3 zoning is an acceptable classification for that land use.


The following bullet points apply.

Intended use of this property will be multi-family residential.

- The change in traffic for this area will not exceed what was intended for this area.
- No signage is proposed at this time.
- The appearance of these homes will be in-keeping with the surrounding area and the desired look for connected townhomes.
- Public water is available on both connecting streets. Sewer is available to the south and offsite (east) at the north end. Sewer connections are anticipated at both ends.

Please accept this summary narrative, as directed by the city's rezone application, in support of rezoning approval. Please let me know if you have any questions or concerns, so we can address those before and at the public hearing.

Sincerely,

  
Phil Swope, PE  
Project Engineer

NOTICE OF INTENT TO REZONE

NWA Mustard Seed  
renew alablas

Limestone LLC

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from  
PUD to R-3

The legal description of the property is as follows:

Lot 32, Limestone Ranch Subdivision, Bentonville, Benton County, Arkansas as shown on Replat as Instrument No. L202320811, being further described as:  
Part of Lot 7, Limestone Ranch Subdivision, Bentonville, Benton County, Arkansas, as shown on Plat Record 2006 at Pages 992 and 993, being more particularly described as follows:  
Commencing at the Northwest corner of said Lot 7, said point being a set 1/2 inch rebar with cap "PS 1559"; thence along the North line of said Lot 7, S88°00'00"E a distance of 249.94 feet to the point of beginning, said point being a set 1/2 inch rebar with cap "PS 1559"; thence continuing S88°00'00"E a distance of 278.48 feet to a set 1/2 inch rebar with cap "PS 1559" thence S45°58'30"E a distance of 48.08 feet to a set 1/2 inch rebar with cap "PS 1559" on the East line of said Lot 7; thence leaving said North line and along said East line, along a curve to the left, said curve having a radius of 225.00 feet, an Arc length of 164.43 feet and a chord bearing and distance of S23°10'47"W 160.83 feet to a set 1/2 inch rebar with cap "PS 1559"; thence S02°20'10"W a distance of 760.31 feet to a found iron pin with cap "PS 1304"; thence leaving said East line, along a curve to the right, said curve having a radius of 24.00 feet; an arc length of 37.66 feet and a chord bearing and distance of S47°17'22"W 33.91 feet to a set 1/2 inch rebar with cap "PS 1559" on the south line of said Lot 7; thence along said south line, N87°45'43"W a distance of 227.53 feet to a set 1/2 inch rebar with cap "PS 1559"; thence leaving said South line, N02°00'00"E a distance of 965.36 feet to the POINT OF BEGINNING, containing 5.73 acres, more or less, and subject to call rights of way, easements, and restrictive covenants of record and fact.

The common description of the property is: SW 41ST and SW RANCH RD

The public hearing will be held March 18th, 2025 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

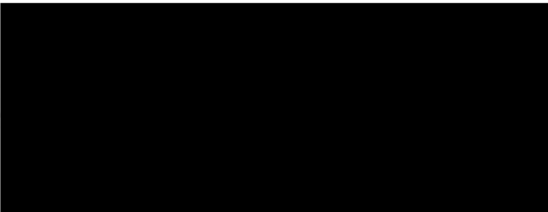
- 1. Attend the public hearing and express your views.
- 2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
- 3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- I/We have no objections to the rezoning.
- I/We object to the rezoning because:

Signature and Physical Address



Heritage Heights East LLC  
received  
2/18/15

# NOTICE OF INTENT TO REZONE

Limestone LLC

has requested the Bentonville

Planning Commission to set a public hearing date to consider rezoning the following property from

PUD

to

R-3

The legal description of the property is as follows:

Lot 32, Limestone Ranch Subdivision, Bentonville, Benton County, Arkansas as shown on Replat as Instrument No. L202320811, being further described as:  
Part of Lot 7, Limestone Ranch Subdivision, Bentonville, Benton County, Arkansas, as shown on Plat Record 2006 at Pages 992 and 993, being more particularly described as follows:  
Commencing at the Northwest corner of said Lot 7, said point being a set 1/2 inch rebar with cap "PS 1559"; thence along the North line of said Lot 7, S88°00'00"E a distance of 249.94 feet to the point of beginning, said point being a set 1/2 inch rebar with cap "PS 1559"; thence continuing S68°00'00"E a distance of 278.48 feet to a set 1/2 inch rebar with cap "PS 1559"; thence S45°58'30"E a distance of 48.08 feet to a set 1/2 inch rebar with cap "PS 1559" on the East line of said Lot 7; thence leaving said North line and along said East line, along a curve to the left, said curve having a radius of 226.00 feet, an Arc length of 164.43 feet and a chord bearing and distance of S23°10'47"W 160.83 feet to a set 1/2 inch rebar with cap "PS 1559"; thence S02°20'10"W a distance of 760.31 feet to a found iron pin with cap "PS 1304"; thence leaving said East line, along a curve to the right, said curve having a radius of 24.00 feet; an arc length of 37.66 feet and a chord bearing and distance of S47°17'22"W 33.91 feet to a set 1/2 inch rebar with cap "PS 1559" on the south line of said Lot 7; thence along said south line, N87°45'43"W a distance of 227.53 feet to a set 1/2 inch rebar with cap "PS 1559"; thence leaving said South line, N02°00'00"E a distance of 965.36 feet to the POINT OF BEGINNING, containing 5.73 acres, more or less, and subject to call rights of way, easements, and restrictive covenants of record and fact.

The common description of the property is: SW 41ST and SW RANCH RD

The public hearing will be held March 18th, 20 25 at 5:00 p.m. It will be held at 305 S.W. "A" Street.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to the Planning Commission. You may mail this or deliver it to the City of Bentonville Planning Department, 305 SW A Street, Bentonville, AR 72712.
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479)271-3122.

I/We have received notice of the public hearing for the rezoning of the above described property and:

- I/We have no objections to the rezoning.
- I/We object to the rezoning because:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature and Physical Address



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF BENTONVILLE,  
ARKANSAS, FROM ITS PRESENT ZONING CLASSIFICATION OF PUD, PLANNED  
UNIT DEVELOPMENT TO R-3, MEDIUM-HIGH DENSITY MULTIFAMILY  
RESIDENTIAL; AND FOR OTHER PURPOSES.  
(PROJECT NUMBER: RZ25-0010)**

**WHEREAS**, Limestone LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of PUD, PLANNED UNIT DEVELOPMENT to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 32, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS AS SHOWN ON REPLAT AS INSTRUMENT NO. L202320811, BEING FURTHER DESCRIBED AS: PART OF LOT 7, LIMESTONE RANCH SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2006 AT PAGES 992 AND 993, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE ALONG THE NORTH LINE OF SAID LOT 7, S88°00'00"E A DISTANCE OF 249.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE CONTINUING S88°00'00"E A DISTANCE OF 278.48 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" THENCE S45°58'30"E A DISTANCE OF 48.08 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE EAST LINE OF SAID LOT 7; THENCE LEAVING SAID NORTH LINE AND ALONG SAID EAST LINE, ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 226.00 FEET, AN ARC LENGTH OF 164.43 FEET AND A CHORD BEARING AND DISTANCE OF S23°10'47"W 160.83 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559"; THENCE S02°20'10"W A DISTANCE OF 760.31 FEET TO A FOUND IRON PIN WITH CAP "PS 1304"; THENCE LEAVING SAID EAST LINE, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 24.00 FEET; AN ARC LENGTH OF 37.66 FEET AND A CHORD BEARING AND DISTANCE OF S47°17'22"W 33.91 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ON THE SOUTH LINE OF SAID LOT 7; THENCE ALONG SAID SOUTH LINE, N87°45'43"W A DISTANCE OF 227.53 FEET TO A SET 1/2 INCH REBAR WITH CAP "PS 1559" ; THENCE LEAVING SAID SOUTH LINE, N02°00'00"E A DISTANCE OF 965.36 FEET TO THE POINT OF BEGINNING, CONTAINING 5.73 ACRES, MORE OR LESS, AND SUBJECT TO CALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIVE COVENANTS OF RECORD AND FACT;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held March 18, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of PUD, PLANNED UNIT DEVELOPMENT to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of PUD, PLANNED UNIT DEVELOPMENT to R-3, MEDIUM-HIGH DENSITY MULTIFAMILY RESIDENTIAL to be used in accordance with the city zoning laws and state laws;

Section 2 - 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 3 - 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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



## C3 Mixed Use Zoning District Amendment

**PC Date:** 3/18/2025

**Reviewer:** Shelli Kerr, AICP, Comprehensive Planning Mngr

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### Request

Approval of an ordinance amending Bentonville Municipal Code Appendix A Zoning Code Sec. 401.05 Table of Uses for Zoning Districts to prohibit gas stations, drive-in restaurants and drive-through restaurants in the C-3 Mixed-Use Commercial zoning district.

### Purpose of Amendment

The proposed amendment is being presented for two reasons:

1. inconsistencies between the uses allowed and the zoning district purpose, and
2. interim implementation of the Future Land Use Map.

#### 1. Alignment of uses allowed and district purpose.

In Sec. 401.08 Commercial (C) District regulations, the purpose of the C-3 Mixed-Use Commercial district is described as follows:

*The C-3 district is established for areas outside of downtown to provide an opportunity for people to live, work, meet, shop and utilize services within the vicinity of their residences. The C-3 district allows for a mix of neighborhood commercial and personal services, offices and medium density residential uses. Development in this district should be designed with an urban, walkable character that encourages physical activity, alternative transportation and greater social interaction to benefit the health and wellbeing of residents.*

Currently in Sec. 401.05 Table of Uses, the uses of gas stations, drive-in restaurants, and drive-through restaurants are allowed by right in the C-3 zoning district. These auto-centric uses conflict with the alternative transportation objective described in the C-3 Mixed Use Commercial zoning district.

#### 2. FLUM Implementation

The Future Land Use Map (FLUM), adopted on Feb. 2, 2025, focuses on mixed-uses. The new zoning code will not be adopted until later this year. In the interim, existing zoning districts must be used to implement the FLUM. The only mixed-use zoning district outside of downtown is C-3, making its use essential for FLUM implementation. It is crucial that the allowed uses in this district align with the purpose and intent of both the district and the Future Land Use Map.

### Recommendation

Prohibit gas stations, drive-in restaurants, and drive-through restaurants in the C-3 zoning district by removing them as an allowable use the Sec. 401.05 Table of Uses for Zoning Districts.

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE  
APPENDIX A ZONING CODE SEC. 401.05 TABLE OF USES FOR ZONING  
DISTRICTS TO PROHIBIT GAS STATIONS, DRIVE-IN RESTAURANTS,  
AND DRIVE-THROUGH RESTAURANTS IN THE C-3 MIXED-USE  
COMMERCIAL ZONING DISTRICT; AND FOR OTHER PURPOSES.**

**WHEREAS**, according to the description of the C-3 Mixed-Use Commercial zoning district in Sec. 401.08, development should be designed with an urban, walkable character that encourages physical activity, alternative transportation, and greater social interaction to benefit the health and wellbeing of residents; and

**WHEREAS**, gas stations, drive-in restaurants, and drive-through restaurants are auto-oriented uses that are inconsistent with the purpose of the C-3 Mixed Use Commercial zoning district that prioritizes alternative transportation.

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

Section 1: That Bentonville Municipal Code, Appendix A Zoning Code, *Sec. 401.05 Table of Uses for Zoning Districts* shall be and is hereby amended by removing “Gas Station”, “Restaurant, Drive-In”, and “Restaurant, Drive-Through” as uses allowed by right in the C-3 Mixed-Use Commercial zoning district;

	Use Regs.	A1	RE	R1	R2	R3	R4	R-MH	R-ZL	RC-2	RC-3	RO	DN-1	DN-2	DN-3	DN-4	C1	C2	C3	DC	DE	I1	I2
Gas Station																	C	●	●			●	●
Restaurant, Drive-In																		●	●				
Restaurant, Drive-Through																	C	●	●				

Section 2- 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 3 - 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 \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Consent Agenda Item [LS24-0031](#)**

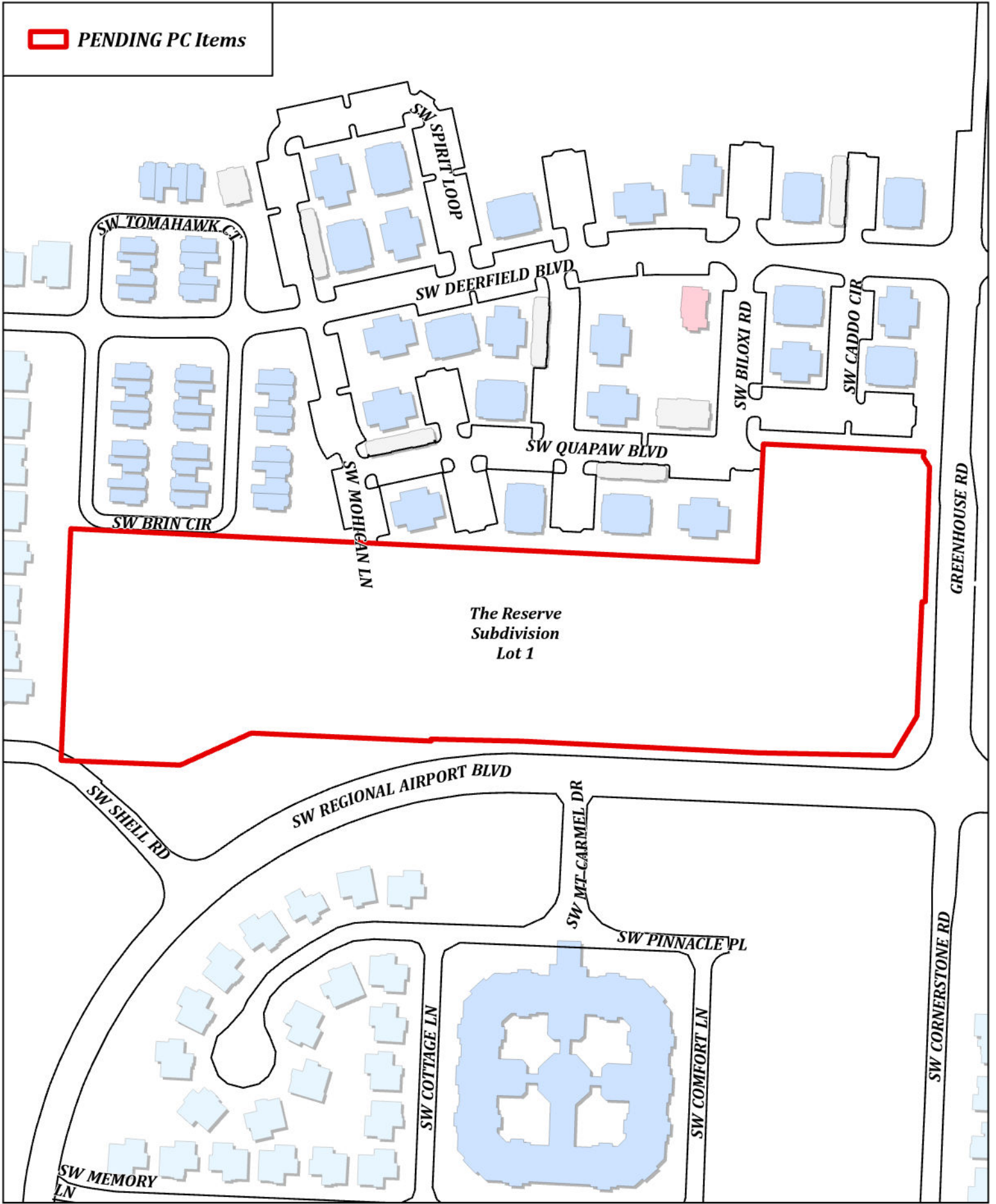
**For the Planning Commission meeting on April 7, 2025**

**Details**

**Lot Split:** Lot 1, The Reserve Subdivision, Creating Lots 4, 5, 6, and 7, The Reserve Subdivision. Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road, LS24-0031

A Lot Split of Lot 1, The Reserve Subdivision, Creating Lots 4, 5, 6, and 7, The Reserve Subdivision. The plat has existing utility easements and is dedicating general utility easements as well as a pedestrian easement and a cross-access easement. The lots have direct access to Southwest Regional Airport Boulevard and Greenhouse Road. The Right-of-Way is adequate per ARDOT standards and City of Bentonville Master Street Plan.

 **PENDING PC Items**



*The Reserve  
Subdivision  
Lot 1*



**LS24-0031**  
***The Reserve Subdivision Lot 1***  
***Lot Split***



**PARENT TRACT PROPERTY DESCRIPTION OF RECORD**  
BENTON COUNTY INSTRUMENT L202309785

LOT 1, THE RESERVE SUBDIVISION, BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF SUBDIVISION FILED FOR RECORD AS INSTRUMENT NO. L.202161297, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN NORTH (T-19-N), RANGE THIRTY-ONE WEST (R-31-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 (W 1/4 CORNER) OF SAID SECTION 11, SAID POINT BEING A FOUND NAIL IN CAP; THENCE ALONG THE WEST LINE OF SAID SW 1/4 OF THE NW 1/4, N02°23'38"E A DISTANCE OF 344.09 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°14'20"E A DISTANCE OF 1019.73 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°45'40"E A DISTANCE OF 175.00 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S87°14'20"E A DISTANCE OF 238.94 FEET TO A SET IRON PIN WITH CAP "PLS 1156" ON THE ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY; THENCE S13°07'02"W A DISTANCE OF 7.62 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S51°52'58"E A DISTANCE OF 18.03 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S01°48'26"W A DISTANCE OF 200.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE N88°11'34"W A DISTANCE OF 5.00 FEET TO A FOUND IRON PIN WITH CAP "GARVER 1392"; THENCE S02°28'53"W A DISTANCE OF 170.01 FEET TO A FOUND AHTD MONUMENT; THENCE S50°56'29"W A DISTANCE OF 67.96 FEET TO A FOUND AHTD MONUMENT ON THE NORTHERLY RIGHT OF WAY OF STATE HIGHWAY 12 (SOUTHWEST REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT OF WAY, N88°52'35"W A DISTANCE OF 200.06 FEET TO A FOUND AHTD MONUMENT; THENCE N87°10'35"W A DISTANCE OF 351.44 FEET TO A FOUND AHTD MONUMENT; THENCE N88°40'59"W A DISTANCE OF 134.79 FEET TO A FOUND AHTD MONUMENT; THENCE S09°11'47"E A DISTANCE OF 2.98 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N87°28'06"W A DISTANCE OF 267.25 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S65°42'51"W A DISTANCE OF 115.33 FEET TO THE SOUTH LINE OF SAID SW 1/4 OF THE NW 1/4 AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH LINE, N87°46'01"W A DISTANCE OF 176.91 FEET TO THE POINT OF BEGINNING, CONTAINING 9.55 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY.  
SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

**LOT 4 PROPERTY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 142.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 02°41'48" EAST A DISTANCE OF 176.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 87°11'41" EAST A DISTANCE OF 238.94 FEET TO A FND. 5/8" REBAR ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 13°09'51" WEST A DISTANCE OF 7.62 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 144.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 144.36 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY NORTH 87°31'34" WEST A DISTANCE OF 238.65 FEET TO A FND. 1/2" REBAR ; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 8.07 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE NORTH 87°11'42" WEST A DISTANCE OF 11.46 FEET TO THE POINT OF BEGINNING; CONTAINING 41,581.66 SQUARE FEET, OR 0.95 ACRES, MORE OR LESS.

**LOT 5 PROPERTY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 1/2" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A FND. 5/8" REBAR & CAP (PS 1374); THENCE SOUTH 87°11'34" EAST A DISTANCE OF 238.65 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE WESTERLY RIGHT-OF-WAY OF GREENHOUSE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 01°47'59" WEST A DISTANCE OF 55.76 FEET TO A FND. 1/2" REBAR (PS 1374); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY NORTH 88°10'49" WEST A DISTANCE OF 4.98 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 02°31'31" WEST A DISTANCE OF 170.01 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30°46'18" WEST A DISTANCE OF 67.96 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 88°54'16" WEST A DISTANCE OF 200.06 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 1.97 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°28'30" EAST A DISTANCE OF 282.39 FEET TO THE POINT OF BEGINNING; CONTAINING 66,705.42 SQUARE FEET, OR 1.53 ACRES, MORE OR LESS.

**LOT 6 PROPERTY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 343.99 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE CONTINUE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 02°28'30" WEST A DISTANCE OF 282.39 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 168.03 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY NORTH 02°47'37" EAST A DISTANCE OF 282.20 FEET TO THE POINT OF BEGINNING; CONTAINING 47,212.35 SQUARE FEET, OR 1.08 ACRES, MORE OR LESS.

**LOT 7 PROPERTY DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A SET 1/2" REBAR & CAP (PS 1664) AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A FND. 1/2" REBAR; THENCE LEAVING SAID WEST LINE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE SOUTH 02°47'37" WEST A DISTANCE OF 282.20 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF ARKANSAS HIGHWAY 12 (SW REGIONAL AIRPORT BOULEVARD); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°07'57" WEST A DISTANCE OF 181.44 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 88°40'58" WEST A DISTANCE OF 134.84 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 10°01'56" EAST A DISTANCE OF 3.03 FEET TO A FND. ARDOT ALUMINUM CAP IN CONCRETE R/W MONUMENT; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 87°27'03" WEST A DISTANCE OF 267.36 FEET TO A FND. 5/8" REBAR (PS 1374); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 65°42'14" WEST A DISTANCE OF 115.34 FEET TO A FND. 5/8" REBAR (PS 1374) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11; THENCE ALONG SAID SOUTH LINE NORTH 87°46'32" WEST A DISTANCE OF 121.74 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SOUTHWEST SHELL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY AND A CURVE TO THE LEFT AN ARC DISTANCE OF 27.76 FEET, SAID CURVE HAVING A RADIUS OF 239.94 FEET AND A CHORD BEARING OF NORTH 54°49'03" WEST A DISTANCE OF 27.74 FEET, TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY NORTH 58°39'51" WEST A DISTANCE OF 36.32 FEET TO THE POINT OF BEGINNING; CONTAINING 259,085.40 SQUARE FEET, OR 5.95 ACRES, MORE OR LESS.

# LOT SPLIT OF LOT 1, THE RESERVE SUBDIVISION, CREATING LOTS 4, 5, 6, AND 7 IN THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS

**CROSS ACCESS EASEMENT DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A POINT; THENCE SOUTH 87°11'34" EAST A DISTANCE OF 163.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°11'34" EAST A DISTANCE OF 35.00 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 4.53 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 39.72 FEET TO A POINT; THENCE SOUTH 01°47'59" WEST A DISTANCE OF 32.00 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 40.10 FEET TO A POINT; THENCE SOUTH 02°28'53" WEST A DISTANCE OF 210.32 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 198.96 FEET TO A POINT; THENCE SOUTH 87°11'34" WEST A DISTANCE OF 43.61 FEET TO A POINT; THENCE NORTH 87°07'57" WEST A DISTANCE OF 55.00 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 112.79 FEET TO A POINT; THENCE NORTH 02°47'37" WEST A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 112.65 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 32.62 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 24.93 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 163.97 FEET TO A POINT; THENCE NORTH 02°28'53" EAST A DISTANCE OF 214.87 FEET TO THE POINT OF BEGINNING; CONTAINING 23,389.19 SQUARE FEET, OR 0.54 ACRES, MORE OR LESS.

**GENERAL UTILITY EASEMENT DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A POINT; THENCE SOUTH 87°11'34" EAST A DISTANCE OF 163.99 FEET TO A POINT; THENCE NORTH 02°47'37" WEST A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 112.65 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 32.62 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 24.93 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 163.97 FEET TO A POINT; THENCE NORTH 02°28'53" EAST A DISTANCE OF 214.87 FEET TO THE POINT OF BEGINNING; CONTAINING 4,544.04 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

**PROJECT CONTACTS**

**OWNER CONTACT**  
NAME: GREENHOUSE-HIGHWAY 12, LLC  
ADDRESS: P.O. BOX 56260  
LITTLE ROCK, AR 72215  
PHONE: 870-839-9148

**DEVELOPER CONTACT**  
NAME: ISQUARE MANAGEMENT  
ADDRESS: P.O. BOX 56260  
LITTLE ROCK, AR 72215  
PHONE: 800-671-2401

**SURVEYOR CONTACT**  
NAME: CORBITT SHOFFNER, AR PS #1664  
ADDRESS: HOPE CONSULTING  
129 N. MAIN STREET,  
BENTON, AR 72015  
PHONE: 501-315-2626  
EMAIL: CORBITT@HOPECONSULTING.COM

**CITY ENGINEER**  
NAME: ELLEN NORVELL  
ADDRESS: 3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR 72712  
PHONE: 479-271-5993

**PLANNING DEPARTMENT**  
NAME: TYLER OVERSTREET  
ADDRESS: 305 SW A STREET  
BENTONVILLE, AR 72712  
PHONE: 479-271-3122

**BUILDING AND FIRE SAFETY**  
NAME: BRAD ARNOLD  
ADDRESS: 305 SW A STREET  
BENTONVILLE, AR 72712  
PHONE: 479-271-3108

**STORMWATER DEPARTMENT**  
NAME: ALISON WEST  
ADDRESS: 3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR 72712  
PHONE: 479-271-6719  
EMAIL: IWEST@BENTONVILLEAR.COM

**FIRE DEPARTMENT**  
NAME: JUSTIN SCANTLIN  
ADDRESS: 800 SW A STREET  
BENTONVILLE, AR 72712  
PHONE: 479-271-5927, 479-685-1096  
479-685-1096

**AT&T**  
NAME: BRENT BALDWIN  
ADDRESS: 1133 E. HAROLD ST.  
FAYETTEVILLE, AR 72701  
PHONE: 479-200-9022 OR 479-571-6609  
EMAIL: BB6585@ATT.COM

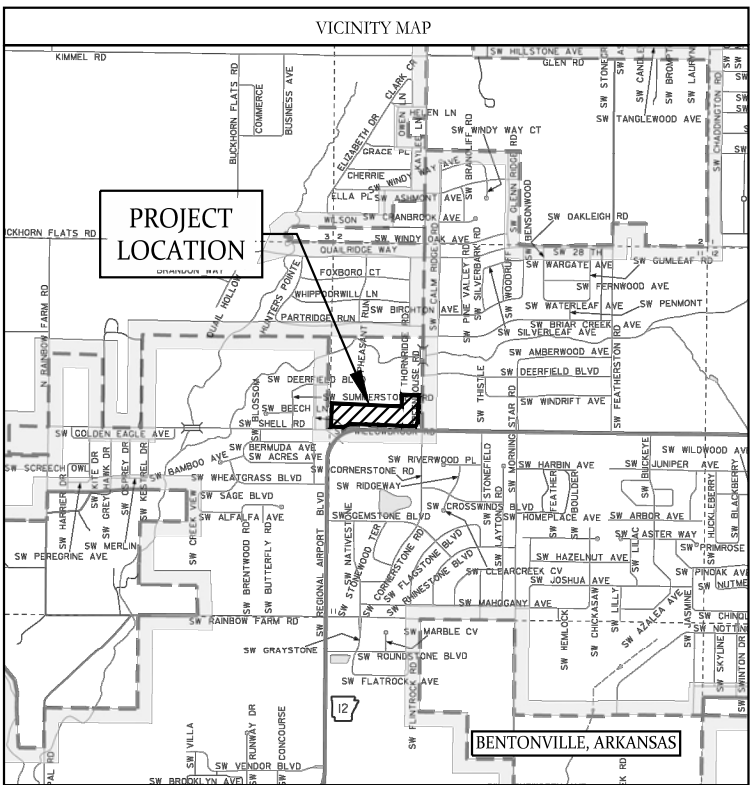
**STREET DEPARTMENT**  
NAME: TONY DAVIS  
ADDRESS: 3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR 72712  
PHONE: 479-271-3159

**WATER DEPARTMENT**  
NAME: BEAU THOMPSON  
ADDRESS: 3200 SW MUNICIPAL DRIVE  
BENTONVILLE, AR 72712  
PHONE: 479-271-3140

**WASTEWATER DEPARTMENT**  
NAME: CHRIS EARL  
ADDRESS: 1901 NE A STREET  
BENTONVILLE, AR 72712  
PHONE: 479-271-3161

**BLACK HILLS ENERGY**  
NAME: JOSH KNIGHT  
ADDRESS: 1301 FEDERAL WAY , PO BOX 2129  
LOWELL, AR 72745  
PHONE: 479-721-4543  
EMAIL: JOSHUA.KNIGHT@BLACKHILLSCORP.COM

**COX COMMUNICATIONS**  
NAME: TIMOTHY GOFF  
ADDRESS: 49001 S. 48TH STREET  
SPRINGDALE, AR 72762  
PHONE: 479-651-5583  
EMAIL: TIMOTHY.GOSS@COX.COM



**PROPERTY DESCRIPTION OF RIGHT-OF-WAY DEDICATION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FND. NAIL IN SW SHELL ROAD AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE ALONG THE WEST LINE THEREOF NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A SET 1/2" REBAR & CAP (PS 1664) ON THE NORTHERLY RIGHT-OF-WAY OF SOUTHWEST SHELL ROAD; THENCE LEAVING SAID WEST LINE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTH 58°39'51" EAST A DISTANCE OF 36.32 FEET TO A SET 1/2" REBAR & CAP (PS 1664); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY SOUTHEASTERLY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 27.76 FEET, SAID CURVE HAVING A RADIUS OF 239.94 FEET AND A CHORD BEARING OF SOUTH 54°49'03" EAST A DISTANCE OF 27.74 FEET, TO A SET 1/2" REBAR & CAP (PS 1664) ON THE SOUTH LINE OF SAID SW1/4, NW1/4 OF SECTION 11; THENCE ALONG SAID SOUTH LINE NORTH 87°46'32" WEST A DISTANCE OF 55.12 FEET TO THE POINT OF BEGINNING; CONTAINING 944.23 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

**1/2" PEDESTRIAN ACCESS EASEMENT DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 31 WEST, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FND. NAIL IN ASPHALT AND THE SW CORNER OF SAID SW1/4, NW1/4, OF SECTION 11; THENCE NORTH 02°24'56" EAST A DISTANCE OF 32.76 FEET TO A POINT; THENCE NORTH 02°24'56" EAST A DISTANCE OF 311.23 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 864.73 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 155.00 FEET TO A POINT; THENCE SOUTH 87°11'42" EAST A DISTANCE OF 11.46 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 8.07 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 39.72 FEET TO A POINT; THENCE SOUTH 01°47'59" WEST A DISTANCE OF 32.00 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 40.10 FEET TO A POINT; THENCE SOUTH 02°28'53" WEST A DISTANCE OF 210.32 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 198.96 FEET TO A POINT; THENCE SOUTH 87°11'34" WEST A DISTANCE OF 43.61 FEET TO A POINT; THENCE NORTH 87°07'57" WEST A DISTANCE OF 55.00 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 43.55 FEET TO A POINT; THENCE NORTH 87°11'07" WEST A DISTANCE OF 112.79 FEET TO A POINT; THENCE NORTH 02°47'37" WEST A DISTANCE OF 24.00 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 112.65 FEET TO A POINT; THENCE NORTH 02°28'30" EAST A DISTANCE OF 32.62 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 55.00 FEET TO A POINT; THENCE SOUTH 02°28'30" WEST A DISTANCE OF 24.93 FEET TO A POINT; THENCE SOUTH 87°11'07" EAST A DISTANCE OF 163.97 FEET TO A POINT; THENCE NORTH 02°28'53" EAST A DISTANCE OF 214.87 FEET TO THE POINT OF BEGINNING; CONTAINING 4,544.04 SQUARE FEET, OR 0.10 ACRES, MORE OR LESS.

**REFERENCE DOCUMENTS CITED**

- RECORDED SURVEY PLATS BY:
- LOT SPLIT, THE RESERVE LOTS 1, 2, & 3, AS FILED FOR RECORD AS DOCUMENT #L202161297
- RECORDED EASEMENTS:
- 30' ELECTRIC EASEMENT PER 2001-115196
  - UTILITY EASEMENT PER 2001-115220
  - GENERAL UTILITY EASEMENT PER 2014-5634
  - EASEMENTS AS SHOWN PER L202161297
  - CROSS-ACCESS EASEMENT PER L202161297

**CERTIFICATE OF SURVEYING ACCURACY**

I, WILLIAM CORBITT SHOFFNER, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME 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 PROPERTY BOUNDARY SURVEYS AND PLANS HAVE BEEN MET.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1664  
STATE OF ARKANSAS

**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: \_\_\_\_\_

SOURCE OF TITLE: D.R. L202309785

SUBSCRIBED AND SWORN BEFORE ME, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION : \_\_\_\_\_

SIGNED: \_\_\_\_\_

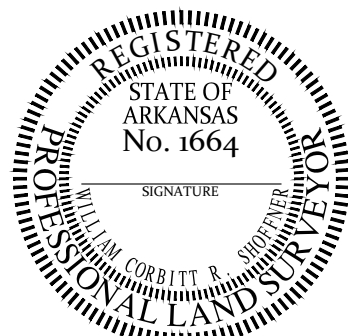
BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_

MAYOR, CITY OF BENTONVILLE

SIGNED: \_\_\_\_\_

CITY CLERK, CITY OF BENTONVILLE



BENTONVILLE ATLAS MAP PAGE: 48B

# HOPE CONSULTING ENGINEERS - SURVEYORS

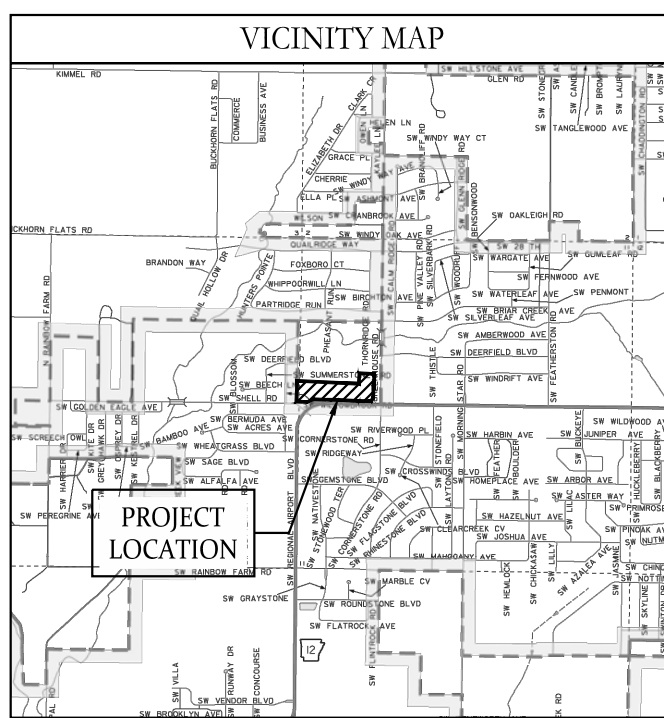
129 North Main Street  
Benton, Arkansas 72015  
Office: (501) 315-2626 | Fax: (501) 315-0024  
www.HopeConsulting.com

FOR USE AND BENEFIT OF:  
ISQUARE MANAGEMENT  
PO BOX 56260, LITTLE ROCK, AR 72215

DATE: 08/6/2024	CAD BY: OV	PROJECT NUMBER:
REVISED: REV:4: 3/12/2025	CHECKED BY:	
SHEET: V1.0 1 OF 2	SCALE: NTS	<b>24-0177</b>
AR STATE LAND SURVEY FILING CODE: 500 - 19N - 31W - 0 - 11 - 430 - 04 - 1664		

LOT SPLIT OF LOT 1, THE  
RESERVE SUBDIVISION,  
CREATING LOTS 4, 5, 6,  
AND 7  
IN THE CITY OF  
BENTONVILLE, BENTON  
COUNTY, ARKANSAS

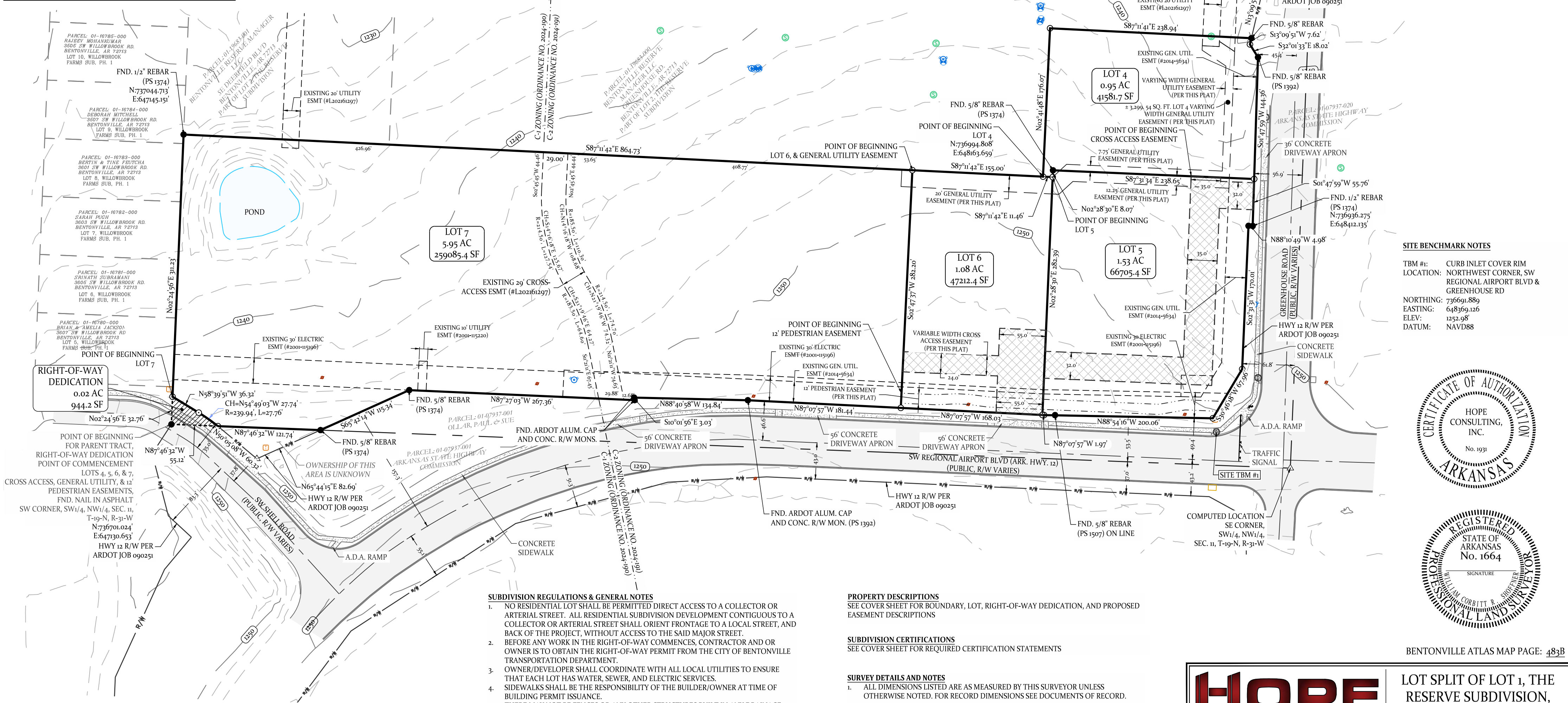
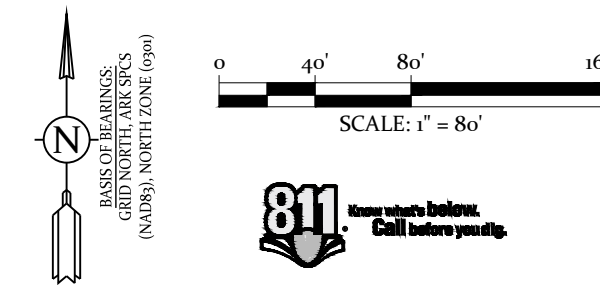
CITY PROJECT LS24-0031



**OWNER INFORMATION**  
 NAME: GREENHOUSE-HIGHWAY 12, LLC  
 ADDRESS: P.O. BOX 56260  
 LITTLE ROCK, AR 72215  
 PHONE: 870-830-9148

**DEVELOPER INFORMATION**  
 NAME: ISQUARE MANAGEMENT  
 ADDRESS: P.O. BOX 56260  
 LITTLE ROCK, AR 72215  
 PHONE: 800-671-2401

**SURVEYOR INFORMATION**  
 NAME: CORBITT SHOFFNER, AR PS #1664  
 ADDRESS: HOPE CONSULTING  
 129 N. MAIN STREET, BENTON, AR 72015  
 PHONE: 501-315-2626  
 EMAIL: CORBITT@HOPECONSULTING.COM



**SITE BENCHMARK NOTES**  
 TBM #: CURB INLET COVER RIM  
 LOCATION: NORTHWEST CORNER, SW REGIONAL AIRPORT BLVD & GREENHOUSE RD  
 NORTHING: 736691.889  
 EASTING: 648369.126  
 ELEV.: 1252.98  
 DATUM: NAVD88



- SUBDIVISION REGULATIONS & GENERAL NOTES**
- NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREET.
  - BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCES, CONTRACTOR AND OWNER IS TO OBTAIN THE 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 SERVICES.
  - 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.
  - WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS SUBDIVISION PURSUANT TO MUNICIPAL CODE SECTION 401.12.
  - SETBACKS SHALL BE PER THE CURRENT ZONING DISTRICT AS STATED IN THE MOST RECENT CITY OF BENTONVILLE ZONING CODE. FOR MORE INFO VISIT [HTTP://WWW.BENTONVILLEPLANNING.COM/](http://WWW.BENTONVILLEPLANNING.COM/) OR CALL THE PLANNING DEPARTMENT @ 479-271-3122.
  - THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

**PROPERTY DESCRIPTIONS**  
 SEE COVER SHEET FOR BOUNDARY, LOT, RIGHT-OF-WAY DEDICATION, AND PROPOSED EASEMENT DESCRIPTIONS

**SUBDIVISION CERTIFICATIONS**  
 SEE COVER SHEET FOR REQUIRED CERTIFICATION STATEMENTS

- SURVEY DETAILS AND NOTES**
- ALL DIMENSIONS LISTED ARE AS MEASURED BY THIS SURVEYOR UNLESS OTHERWISE NOTED. FOR RECORD DIMENSIONS SEE DOCUMENTS OF RECORD.
  - OWNERSHIP INFORMATION, IF SHOWN, IS LISTED AS PUBLISHED BY THE LOCAL COUNTY TAX ASSESSOR AND IS LISTED FOR REFERENCE ONLY. NO STATEMENTS OF OWNERSHIP, RIGHTS, OR INTERESTS ARE MADE.
  - THIS SURVEY IS BASED ON PUBLIC RECORDS AND/OR TITLE INVESTIGATIONS FURNISHED BY THIRD PARTIES. NO INDEPENDENT SEARCH OR INVESTIGATION HAS BEEN MADE BY THIS FIRM FOR ANY RECORDS, PUBLIC OR PRIVATE. LISTED REFERENCE DOCUMENTS HEREON WERE USED AND CONSIDERED AS A PART OF THIS SURVEY; HOWEVER OTHER RECORDS, IF ANY, COULD FURTHER AFFECT THIS SURVEY. NO STATEMENT OR GUARANTEES OF OWNERSHIP, RIGHTS, OR OTHER INTERESTS ARE MADE BY THIS SURVEY PLAT.

- REFERENCE DOCUMENTS CITED**
- RECORDED SURVEY PLATS BY:
- LOT SPLIT, THE RESERVE LOTS 1, 2, & 3, AS FILED FOR RECORD AS DOCUMENT #1202161297
- RECORDED EASEMENTS:
- 30' ELECTRIC EASEMENT PER 2001-115196
  - UTILITY EASEMENT PER 2001-115220
  - GENERAL UTILITY EASEMENT PER 2014-5634
  - EASEMENTS AS SHOWN PER L202161297
  - CROSS-ACCESS EASEMENT PER L202161297

**LEGEND**

● - PLSS Aliquot Corner	○ - Clean Out	— x — x — - Fence	▨ - Proposed cross-access easement dedication per this plat
● - Fnd. Corner Monument	⊗ - Water Meter	— — — — - Proposed Utility Esmt	▨ - Proposed right-of-way dedication per this plat
○ - Set 1/2" Rebar/Cap (1664)	⊕ - Sewer Manhole	- - - - - Existing Utility Esmt	
△ - Computed Point	⊙ - Light Pole	— — — — - R/W Line	
(M) - As Measured	⊙ - Telephone Pedestal	— — — — - Property Boundary	
(P) - Per Deed or Plat Records	⊙ - Drainage Manhole		
ESMT - Easement	⊙ - Gas Meter		
B.S.L. - Building Setback Lines			

**FLOOD ZONE INFORMATION**  
 NO PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP LISTED BELOW:  
 PANEL # 890075.0235K, DATED: 06/05/2012

BENTONVILLE ATLAS MAP PAGE: 483B

**HOPE CONSULTING**  
**ENGINEERS - SURVEYORS**

129 North Main Street  
 Benton, Arkansas 72015  
 Office: (501) 315-2626 | Fax: (501) 315-0024  
[www.HopeConsulting.com](http://www.HopeConsulting.com)

FOR USE AND BENEFIT OF:  
 ISQUARE MANAGEMENT  
 PO BOX 56260, LITTLE ROCK, AR 72215

CITY PROJECT LS24-0031

DATE: 08/6/2024	CAD BY: OV	PROJECT NUMBER:
REVISED: REV6: 3/12/2025	CHECKED BY:	<b>24-0177</b>
SHEET: V1.1 2 OF 2	SCALE: 1" = 80'	

AR STATE LAND SURVEY FILING CODE: 500 - 19N - 31W - 0 - 11 - 430 - 04 - 1664

**ORDINANCE NO.** \_\_\_\_\_

**AN ORDINANCE ACCEPTING A LOT SPLIT OF LOT 1, OF THE RESERVE  
SUBDIVISION, CREATING NEW LOTS 4-7, OF THE RESERVE SUBDIVISION TO  
THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.  
(PROJECT NUMBER: LS24-0031)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the lot split of LOT 1, OF THE RESERVE SUBDIVISION, creating new LOTS 4-7, OF THE RESERVE SUBDIVISION, Benton County, Arkansas, was submitted to the Bentonville Planning Commission on April 1, 2025;

**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 1, OF THE RESERVE SUBDIVISION, creating new LOTS 4-7, OF THE RESERVE SUBDIVISION 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 be and 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 \_\_\_\_\_, 2025.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



<b>Lots 28 and 29 of Quail Run Subdivision</b>
312 Quail Run Circle
<b>PC Date:</b>

**Staff Report Details**

<b>Project Number</b>	PLA24-0020
<b>Applicant / Current Owner</b>	MORROW, DONALD BRENT & LAURIE SUE
<b>Site Area</b>	+/- <b>[6.5]</b> Acres
<b>Current Zoning</b>	
<b>Requested Zoning</b>	
<b>Current Future Land Use Map Designation</b>	
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

**Property Line Adjustment:** Lots 23A and 23B, Block 1, Creating Lots 28 and 29 of Quail Run Subdivision. 1312 Quail Run Circle, PLA24-0020

A Property Line Adjustment of Lots 23A and 23B, Block 1, Creating Lots 28 and 29 of Quail Run Subdivision. The plat is dedicating a 15' utility easement and 10' electric line easement.. The lots have direct access to Quail Run Circle. The Right-of-Way is adequate per the City of Bentonville Master Street Plan.

**Project Details**

--

**Relationship to the Community Plan**

--

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

**Analysis / Waivers**

**Conclusion**

**Additional Details**

REGENCY CT

 PENDING PC Items

CANTERBURY PARK

SOMERSET

Quail Run  
Sub Lots  
23A & 23B

COVEY PL

NW K ST

QUAIL RUN CIR

BLUE QUAIL DR

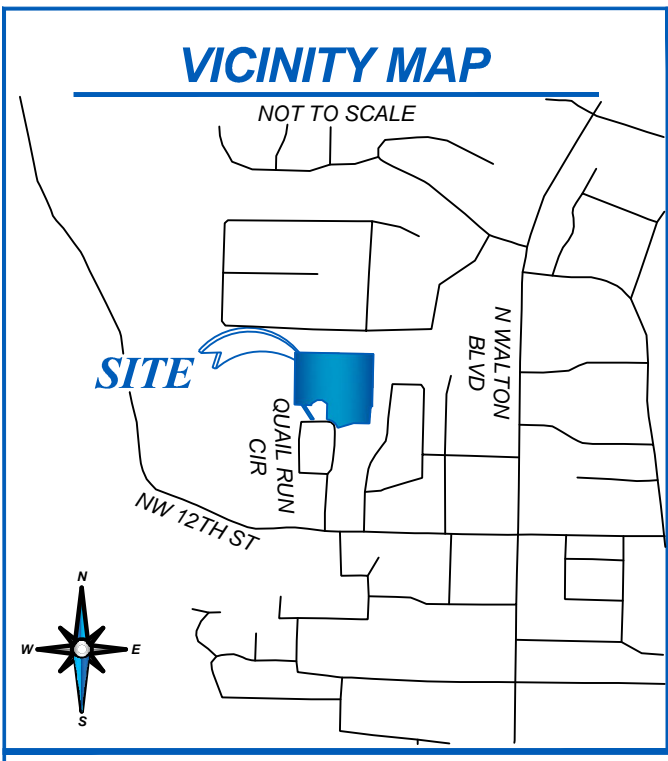
BOBWHITE LN



PLA24-0020

Quail Run Sub Lots 23A & 23B  
Property Line Adjustment





# PROPERTY LINE ADJUSTMENT OF LOTS 23A & 23B, BLOCK 1 CREATING LOTS 28 & 29, BLOCK 1 OF QUAIL RUN SUBDIVISION

LOCATED IN: SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST

1398 & 1312 QUAIL RUN CIRCLE, BENTONVILLE, BENTON COUNTY, ARKANSAS 72712

## EASEMENT DESCRIPTION

**10' ELECTRIC LINE EASEMENT:**  
 A PORTION OF LOT 23A OF THE REVISED LOT SPLIT OF LOT 23, BLOCK 1, QUAIL RUN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P2 AT PAGE 381, BEING A REPLAT OF LOTS 13 AND 20, BLOCK 1, OF SAID QUAIL RUN SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 11 AT PAGE 28, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND 1/2" REBAR CAPPED "PLS 1005" MARKING THE NORTHEAST CORNER OF SAID LOT 23A; THENCE ALONG THE EAST LINE THEREOF SOUTH 02°57'12" WEST 14.48 FEET; THENCE LEAVING SAID EAST LINE SOUTH 46°38'10" WEST 98.06 FEET; THENCE NORTH 86°50'03" WEST 105.44 FEET; THENCE NORTH 84°15'14" WEST 16.08 FEET; THENCE NORTH 87°40'54" WEST 20.60 FEET; THENCE NORTH 84°32'19" WEST 24.26 FEET; THENCE NORTH 87°13'47" WEST 42.31 FEET; THENCE SOUTH 89°35'41" WEST 53.24 FEET; THENCE NORTH 84°35'32" WEST 45.47 FEET; THENCE NORTH 88°01'02" WEST 50.97 FEET; THENCE NORTH 86°38'22" WEST 77.57 FEET; THENCE NORTH 88°14'39" WEST 42.21 FEET; THENCE NORTH 83°01'47" WEST 15.52 FEET; THENCE NORTH 86°55'07" WEST 38.20 FEET; THENCE NORTH 02°16'41" EAST 10.00 FEET; THENCE SOUTH 86°55'07" EAST 38.68 FEET; THENCE SOUTH 83°01'47" EAST 15.40 FEET; THENCE SOUTH 88°14'39" EAST 41.89 FEET; THENCE SOUTH 86°38'22" EAST 77.59 FEET; THENCE SOUTH 88°01'02" EAST 51.15 FEET; THENCE SOUTH 84°35'32" EAST 45.26 FEET; THENCE NORTH 89°35'41" EAST 53.01 FEET; THENCE SOUTH 87°13'47" EAST 42.82 FEET; THENCE SOUTH 84°32'19" EAST 24.23 FEET; THENCE SOUTH 87°40'54" EAST 20.63 FEET; THENCE SOUTH 84°15'14" EAST 16.16 FEET; THENCE SOUTH 86°50'03" EAST 100.92 FEET; THENCE NORTH 46°38'10" EAST 104.23 FEET TO THE POINT OF BEGINNING. CONTAINING 0.145 ACRES, MORE OR LESS.

## OWNER/DEVELOPER

PARCEL 01-03706-002  
 OWNER: HILL FAMILY TRUST  
 MAILING: 1398 QUAIL RUN CIRCLE, BENTONVILLE, AR 72712  
 LISAH52@GMAIL.COM

PARCEL 01-03706-000  
 OWNER: MORROW, DONALD & LAURIE  
 MAILING: 1312 QUAIL RUN CIRCLE, BENTONVILLE, ARKANSAS 72712  
 DON@FCCVWV.ORG

## MISCELLANEOUS NOTES

**STATE RECORDING NUMBER:**  
 500-20N-31W-0-24-200-04-1926

**COMPLETED FIELD WORK:**  
 MAY 29, 2024

**REFERENCE DOCUMENTS:**  
 1. WARRANTY DEED FILED IN DEED BOOK 2015 AT PAGE 14743.  
 2. WARRANTY DEED FILED IN FILE NUMBER L201812517.  
 3. SURVEY PLAT FILED IN PLAT BOOK 6 AT PAGE 78.  
 4. SURVEY PLAT FILED IN PLAT BOOK 11 AT PAGE 28A.  
 5. SURVEY PLAT FILED IN PLAT BOOK P1 AT PAGE 823.  
 6. SURVEY PLAT FILED IN PLAT BOOK 2009 AT PAGE 50.  
 7. SURVEY PLAT FILED IN PLAT BOOK P2 AT PAGE 381.

**BASIS OF BEARING:**  
 THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH, BASED ON ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE NAD83.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OR ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."

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 AT 479-271-3122.

BEFORE ANY WORK IN THE RIGHT-OF-WAY COMMENCED, 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 ANY FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.

ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.

WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.

THERE ARE NO KNOWN WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

**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: \_\_\_\_\_

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_

NAME AND ADDRESS: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SOURCE OF TITLE: D.R. \_\_\_\_\_

PAGE \_\_\_\_\_

**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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_

SIGNED: \_\_\_\_\_  
 BENTONVILLE PLANNING COMMISSION CHAIRMAN

SIGNED: \_\_\_\_\_  
 MAYOR CITY OF BENTONVILLE

SIGNED: \_\_\_\_\_  
 CITY CLERK, CITY OF BENTONVILLE

**CERTIFICATE OF SURVEYING ACCURACY:**  
 I, CLAYTON M. MCKELVIN, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME 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: \_\_\_\_\_

CLAYTON M. MCKELVIN  
 PROFESSIONAL LAND SURVEYOR NO. AR 1926  
 STATE OF ARKANSAS

## LAND AREA

PREVIOUS PARCEL 01-03706-002  
 205,185 ± SQUARE FEET  
 4.710 ± ACRES

ADJUSTED PARCEL 01-03706-002  
 203,394 ± SQUARE FEET  
 4.669 ± ACRES

PREVIOUS PARCEL 01-03706-000  
 79,027 ± SQUARE FEET  
 1.814 ± ACRES

ADJUSTED PARCEL 01-03706-000  
 80,817 ± SQUARE FEET  
 1.855 ± ACRES

## SHEET 1 OF 2

DATE	REVISION HISTORY	BY
8/23/2024	PLANNING COMMENTS	ANC
2/24/2025	PROPOSED EASEMENT	ANC

## ZONING INFORMATION

CURRENT ZONING: R-1, LOW DENSITY SINGLE-FAMILY RESIDENTIAL

SETBACK REQUIREMENTS:  
 FRONT - 20'  
 SIDE - 7' INTERIOR; 20' EXTERIOR  
 REAR - 25'

ALL ADJOINING PROPERTIES ARE ZONED R-1

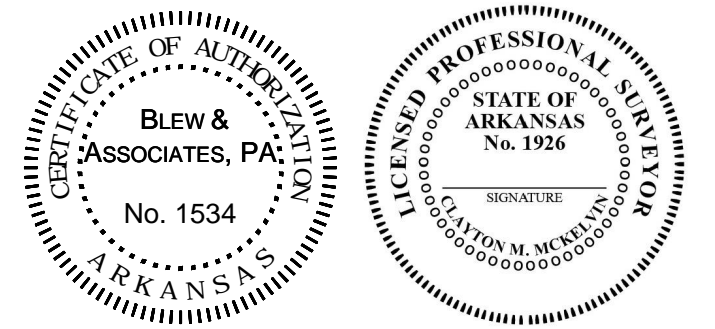
## FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0090J, WHICH BEARS AN EFFECTIVE DATE OF 09/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF FEBRUARY, 2025.



IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

## SURVEY DESCRIPTION

**ADJUSTED PARCEL 01-03706-002:**  
 A PORTION OF LOTS 23A & 23B OF THE REVISED LOT SPLIT OF LOT 23, BLOCK 1, QUAIL RUN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P2 AT PAGE 381, BEING A REPLAT OF LOTS 13 AND 20, BLOCK 1, OF SAID QUAIL RUN SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 11 AT PAGE 28, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A FOUND 1/2" REBAR CAPPED "PLS 1005" MARKING THE NORTHEAST CORNER OF SAID LOT 23A; THENCE ALONG THE EAST LINE THEREOF SOUTH 02°57'12" WEST 370.42 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE LEAVING SAID EAST LINE NORTH 60°54'19" WEST 296.12 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE SOUTH 66°45'50" WEST 61.05 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE SOUTH 13°28'10" WEST 126.81 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE NORTH 53°25'42" WEST 50.75 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°06'41" WEST 36.50 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 59°00'58" WEST 50.30 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 04°01'46" WEST 11.42 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 87°13'40" WEST 51.38 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 31°06'57" EAST 131.93 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926" MARKING THE NORTH RIGHT-OF-WAY LINE OF QUAIL RUN CIRCLE; THENCE ALONG THE NORTH LINE THEREOF NORTH 87°10'48" WEST 24.13 FEET TO A SET MAG-NAIL WITH WASHER "MCKELVIN PS 1926"; THENCE LEAVING SAID NORTH LINE NORTH 31°09'46" WEST 131.91 FEET TO A FOUND CHISELED "X"; THENCE NORTH 86°23'24" WEST 55.59 FEET TO A FOUND 5/8" REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT 23A; THENCE ALONG THE WEST LINE THEREOF NORTH 02°16'41" EAST 400.12 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 87°17'39" EAST 600.35 FEET TO THE POINT OF BEGINNING. CONTAINING 4.669 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

**ADJUSTED PARCEL 01-03706-000:**  
 A PORTION OF LOTS 23A & 23B OF THE REVISED LOT SPLIT OF LOT 23, BLOCK 1, QUAIL RUN SUBDIVISION, TO THE CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD P2 AT PAGE 381, BEING A REPLAT OF LOTS 13 AND 20, BLOCK 1, OF SAID QUAIL RUN SUBDIVISION, AS SHOWN IN PLAT RECORD BOOK 11 AT PAGE 28, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT A FOUND 1/2" REBAR CAPPED "PLS 1005" MARKING THE NORTHEAST CORNER OF SAID LOT 23A; THENCE ALONG THE EAST LINE THEREOF SOUTH 02°57'12" WEST 370.42 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926" BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 02°57'12" WEST 33.30 FEET; THENCE NORTH 88°17'19" WEST 11.67 FEET TO A FOUND 1/2" REBAR; THENCE SOUTH 05°45'03" WEST 128.88 FEET TO A FOUND 5/8" REBAR CAPPED "1227" MARKING THE SOUTHEAST CORNER OF SAID LOT 23; THENCE ALONG THE SOUTH LINE THEREOF NORTH 87°03'51" WEST 119.87 FEET TO A FOUND 5/8" REBAR CAPPED "1227"; THENCE SOUTH 74°30'46" WEST 129.71 FEET TO A FOUND 1/2" REBAR MARKING THE NORTH RIGHT-OF-WAY LINE OF QUAIL RUN CIRCLE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 88.00 FEET WITH A CHORD BEARING AND DISTANCE OF NORTH 50°28'39" WEST 103.26 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 02°46'39" EAST 109.25 FEET TO A FOUND 1/2" REBAR; THENCE NORTH 04°53'49" EAST 11.42 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE NORTH 13°28'10" EAST 126.81 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE NORTH 66°45'50" EAST 61.05 FEET TO A SET 5/8" REBAR CAPPED "MCKELVIN PS 1926"; THENCE SOUTH 60°54'19" EAST 296.12 FEET TO THE POINT OF BEGINNING. CONTAINING 1.855 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

**BLEW & ASSOCIATES, P.A.**

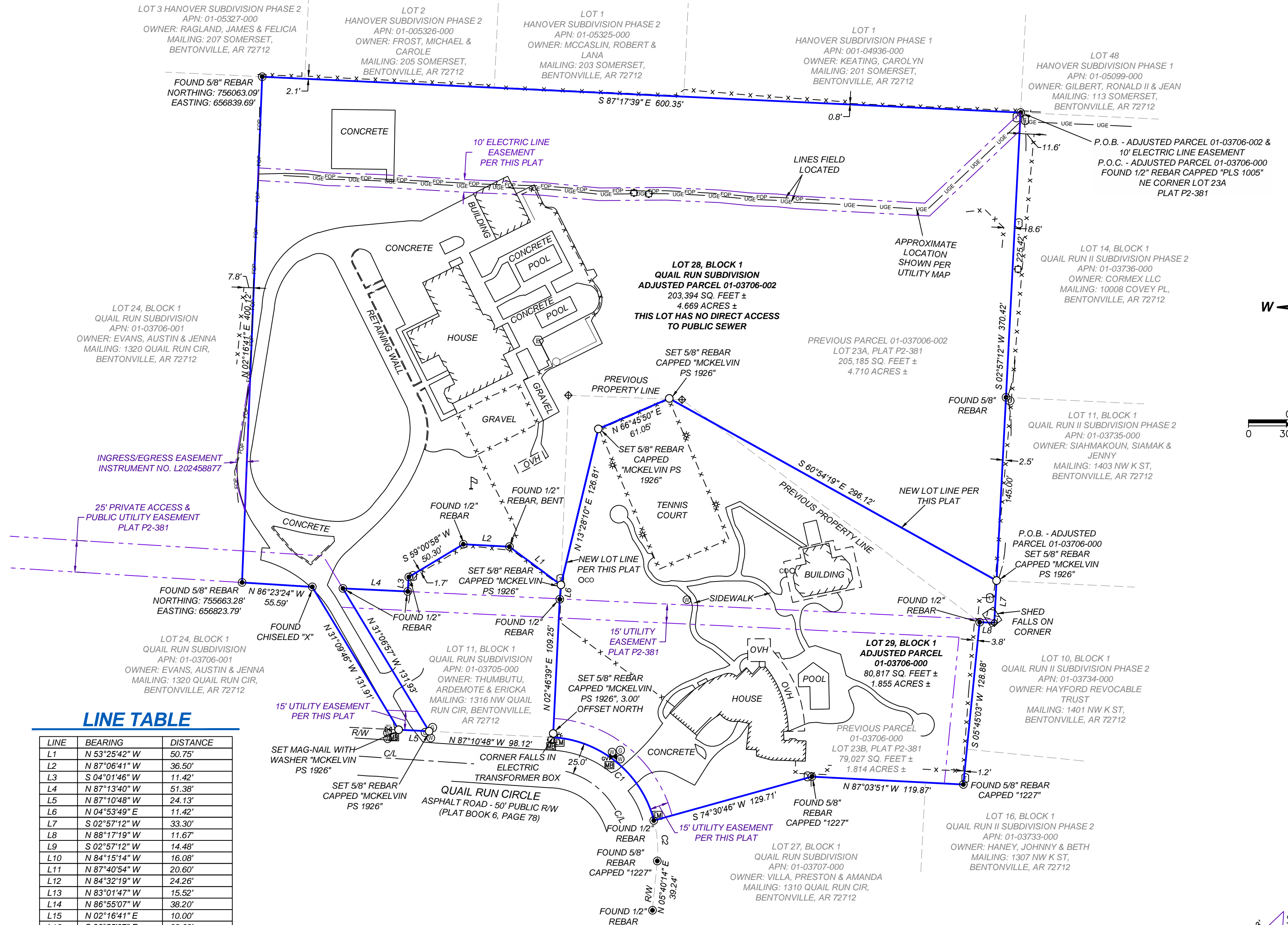
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
 OFFICE: 479.443.4506 - FAX: 479.582.1883  
 SURVEY@BLEWINC.COM  
 WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 24-3047	<b>SURVEY DRAWN BY:</b> ANC - 05/30/2024
<b>SURVEY REVIEWED BY:</b> TPN	<b>SCALE:</b> 1" = 60'
<b>FOR THE USE AND BENEFIT OF:</b> LISA HILL & DON MORROW	<b>CITY OF BENTONVILLE PROJECT NO. PL24-0020</b>

# PROPERTY LINE ADJUSTMENT OF LOTS 23A & 23B, BLOCK 1 CREATING LOTS 28 & 29, BLOCK 1 OF QUAIL RUN SUBDIVISION

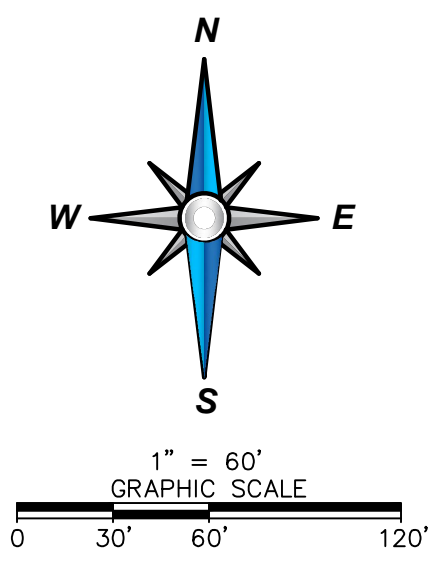
LOCATED IN: SECTION 24, TOWNSHIP 20 NORTH, RANGE 31 WEST

1398 & 1312 QUAIL RUN CIRCLE, BENTON COUNTY, BENTONVILLE, ARKANSAS 72712

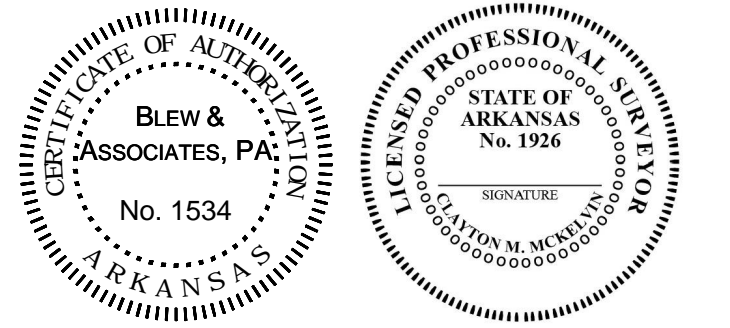


## LEGEND & SYMBOLS

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- ⊕ COMPUTED POINT
- ⊕ TELEPHONE PEDESTAL
- ⊕ LIGHT
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC BOX
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ CLEANOUT
- ⊕ MAIL BOX
- ⊕ FLAG POLE
- ⊕ ELECTRIC VAULT
- OVH OVERHANG
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT-OF-WAY LINE (R/W)
- - - CENTERLINE (C/L)
- x - x - x - FENCE LINE
- - - FOP FIBER OPTIC LINE
- - - UGE UNDERGROUND ELECTRIC LINE



I, CLAYTON M. MCKELVIN, PROFESSIONAL SURVEYOR NO. 1926, IN THE STATE OF ARKANSAS, HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 24TH DAY OF FEBRUARY, 2025.



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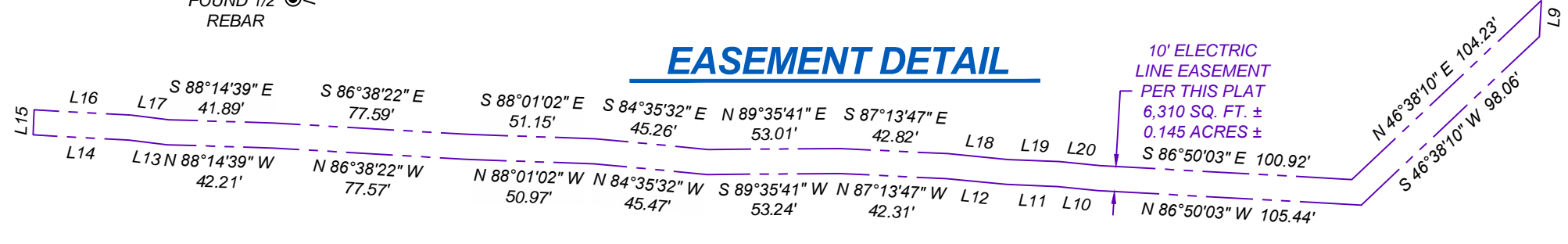
## LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53°25'42" W	50.75'
L2	N 87°06'41" W	36.50'
L3	S 04°01'46" W	11.42'
L4	N 87°13'40" W	51.38'
L5	N 87°10'48" W	24.13'
L6	N 04°53'49" E	11.42'
L7	S 02°57'12" W	33.30'
L8	N 88°17'19" W	11.67'
L9	S 02°57'12" W	14.48'
L10	N 84°15'14" W	16.08'
L11	N 87°40'54" W	20.60'
L12	N 84°32'19" W	24.26'
L13	N 83°01'47" W	15.52'
L14	N 86°55'07" W	38.20'
L15	N 02°16'41" E	10.00'
L16	S 86°55'07" E	38.68'
L17	S 83°01'47" E	15.40'
L18	S 84°32'19" E	24.23'
L19	S 87°40'54" E	20.63'
L20	S 84°15'14" E	16.16'

## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	88.00'	110.35'	103.26'	N 50°28'39" W	71°50'60"
C2	88.00'	32.31'	32.13'	N 04°59'45" W	21°02'19"

## EASEMENT DETAIL



**BLEW & ASSOCIATES, P.A.**  
 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
 OFFICE: 479.443.4506 - FAX: 479.582.1883  
 SURVEY@BLEWINC.COM  
 WWW.BLEWINC.COM

<b>SURVEYOR JOB NUMBER:</b> 24-3047	<b>SURVEY DRAWN BY:</b> ANC - 05/30/2024
<b>SURVEY REVIEWED BY:</b> TPN	<b>SCALE:</b> 1" = 60'
<b>FOR THE USE AND BENEFIT OF:</b> LISA HILL & DON MORROW	<b>CITY OF BENTONVILLE PROJECT NO.</b> PL24-0020

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF LOTS 23A AND 23B, BLOCK 1 OF QUAIL RUN SUBDIVISION CREATING NEW LOTS 28 AND 29, BLOCK 1 OF QUAIL RUN SUBDIVISION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR OTHER PURPOSES.**

**(PROJECT NUMBER: PLA24-0020)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line dedication of LOTS 23A AND 23B, BLOCK 1 OF QUAIL RUN SUBDIVISION CREATING NEW LOTS 28 AND 29, BLOCK 1 OF QUAIL RUN SUBDIVISION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 1, 2025;

**WHEREAS**, said property line adjustment is attached hereto as Exhibit “A”;

**WHEREAS**, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

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

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

Section 1: That the right of way and easement dedication of LOTS 23A AND 23B, BLOCK 1 OF QUAIL RUN SUBDIVISION CREATING NEW LOTS 28 AND 29, BLOCK 1 OF QUAIL RUN SUBDIVISION 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 be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



<b>Lot 1 of LSP Addition</b>
3302 Southeast L Street
<b>PC Date:</b> 4/1/2025

### Staff Report Details

<b>Project Number</b>	PLA24-0034
<b>Applicant / Current Owner</b>	Tailwater Fund, LLC
<b>Site Area</b>	+/- <b>[1.14]</b> Acres
<b>Current Zoning</b>	R-3, Medium-High Density Multifamily Residential
<b>Requested Zoning</b>	
<b>Current Future Land Use Map Designation</b>	
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	Apartments
<b>Related projects</b>	LSD22-0003

### Property Description

**Property Line Adjustment:** Part SW1/4 of NW1/4 Section 8, T-19-N, R-30-W, Creating Lot 1 of LSP Addition. PLA24-0034

A property line adjustment of Part SW1/4 of NW1/4 Section 8, T-19-N, R-30-W, Creating Lot 1 of LSP Addition. This is platting unplatted lands and dedicating a 15' utility easement and a 8.5 for utility easement on part of the lot. The lot has direct access to Southeast 33rd Street, Southeast L Street, Southeast Street, and Southeast 34th street. The plat is dedicating 4,124 square feet of Right-of-Way per the City of Bentonville Master Street Plan.

### Project Details

### Relationship to the Community Plan

**Public Comment**

Has Staff received Public Comment at the time of this report? : **No**

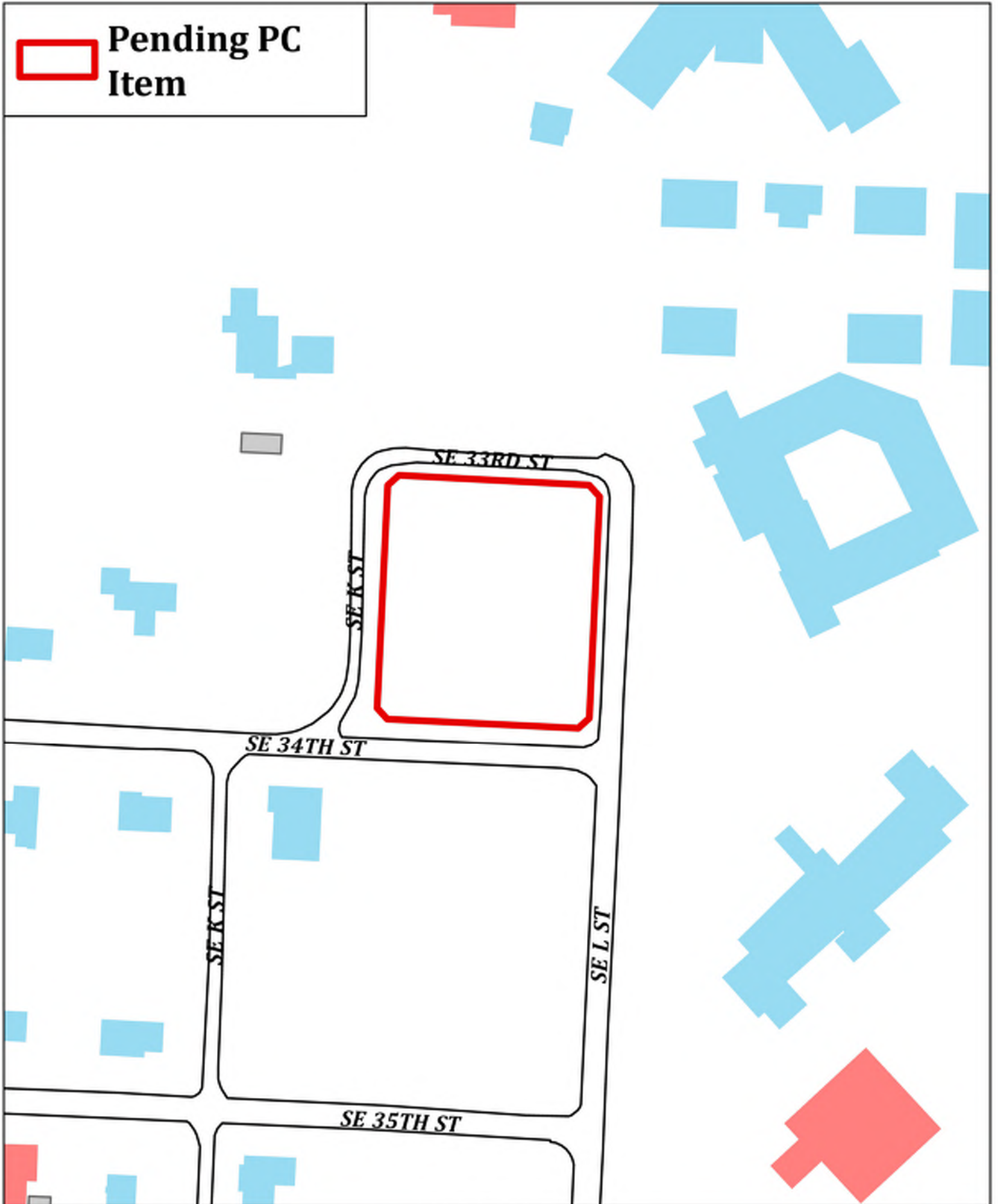
**Analysis / Waivers**

**Conclusion**

**Additional Details**

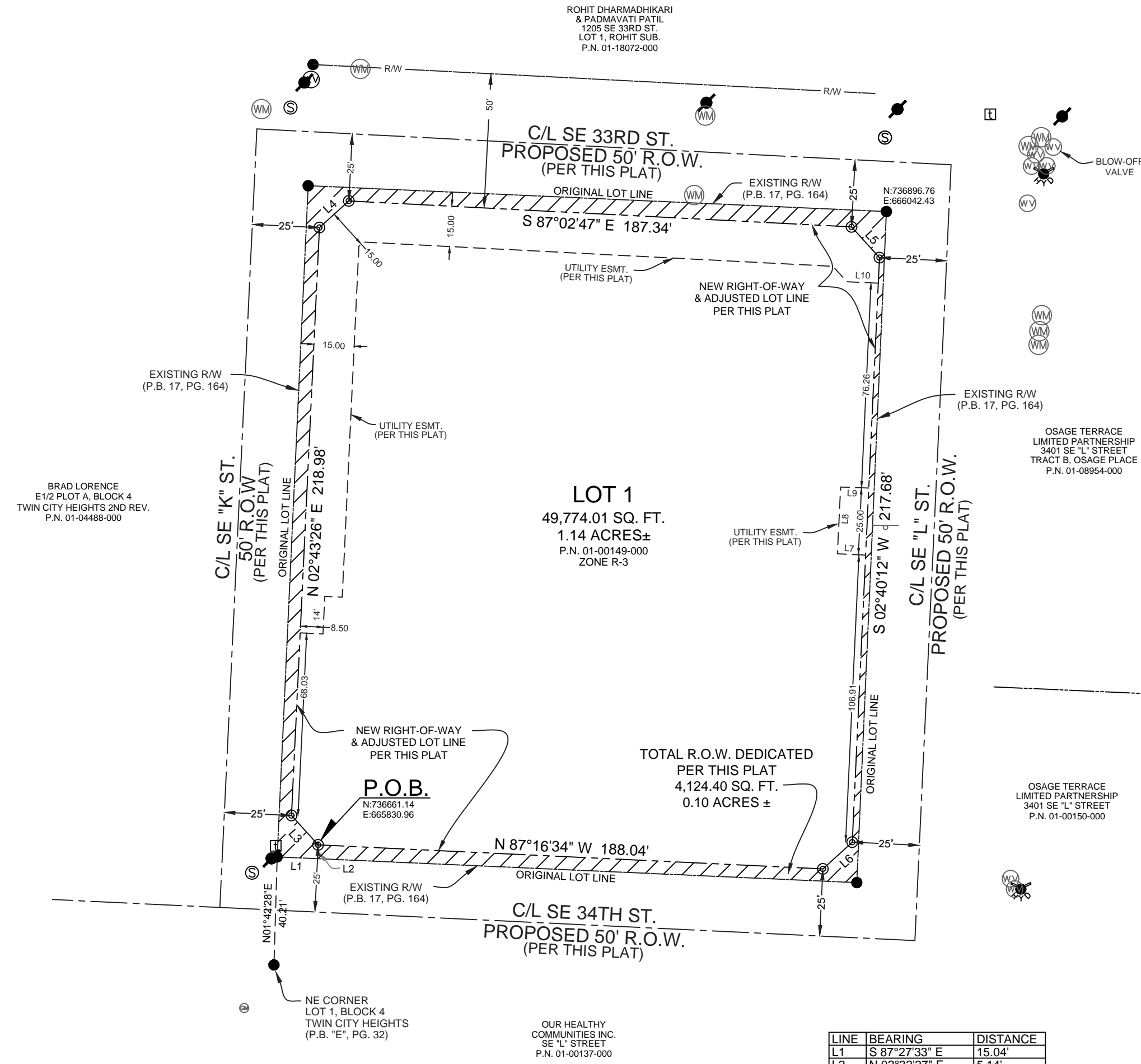


Pending PC  
Item



**PLA24-0034**  
**LSP Addition Lot 1**  
**3302 SE L St**





BRAD LORENCE  
E1/2 PLOT A, BLOCK 4  
TWIN CITY HEIGHTS 2ND REV.  
P.N. 01-04488-000

ROHIT DHARMADHAKARI  
& PADMAVATI PATIL  
1205 SE 33RD ST.  
LOT 1, ROHIT SUB.  
P.N. 01-18072-000

**LOT 1**  
49,774.01 SQ. FT.  
1.14 ACRES±  
P.N. 01-00149-000  
ZONE R-3

OUR HEALTHY COMMUNITIES INC.  
SE "L" STREET  
P.N. 01-00137-000

OSAGE TERRACE LIMITED PARTNERSHIP  
3401 SE "L" STREET  
TRACT B, OSAGE PLACE  
P.N. 01-08954-000

OSAGE TERRACE LIMITED PARTNERSHIP  
3401 SE "L" STREET  
P.N. 01-00150-000

LINE	BEARING	DISTANCE
L1	S 87°27'33" E	15.04'
L2	N 02°32'27" E	5.14'
L3	N 42°16'34" W	14.75'
L4	N 47°50'19" E	14.76'
L5	S 42°11'18" E	15.46'
L6	S 47°41'49" W	14.77'
L7	N 87°16'34" W	10.51'
L8	N 02°43'26" E	24.85'
L9	S 88°06'05" E	10.49'
L10	N 87°19'48" W	11.71'

**LEGEND**

- FOUND REBAR
- ⊙ SET 1/2" REBAR W/CAP (LS #1370)
- WM WATER METER
- WV WATER VALVE
- ⚡ FIRE HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊙ GAS METER
- ☎ TELEPHONE RISER
- ⊙ UTILITY POLE
- SIGN - UNDERGROUND GAS
- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT



**CONTACT INFORMATION:**

- Black Hill Energy:** Josh Knight, 1301 Federal Way, PO Box 2129, Lowell, AR 72745, (479) 721-4543, Joshua.knight@blackhillscorp.com
- AT&T:** Brent Baldwin, 1133 E. Harold St., Fayetteville, AR 72701, (479) 200-9022 or (479) 571-6609, bb6585@att.com
- Cox Communications:** Timothy Goss, 4901 S. 48th Street, Springdale, AR 72762, (479) 651-5583 timothy.goss@cox.com
- Fire Dept.:** City of Bentonville, Justin Scantlin, Fire Chief, 800 SW A Street, Bentonville, AR 72712, (479) 271-5927 or (479) 685-1096
- Street Dept.:** City of Bentonville, Tony Davis, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3130
- Water Dept.:** City of Bentonville, Beau Thompson, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3140
- Electric Dept.:** City of Bentonville, Charlie Barnes, 3200 SW Municipal Drive, Bentonville, AR 72712, (479) 271-3159
- Wastewater Dept.:** City of Bentonville, Chris Earl, 1901 NE A Street, Bentonville, AR 72712, (479) 271-3161
- Planning Dept.:** City of Bentonville, Tyler Overstreet, 305 SW A Street, Bentonville, AR, (479) 271-3122
- Building and Fire Safety:** City of Bentonville, Brad Arnold, 305 SW A Street, Bentonville, AR, (479) 271-3108
- City Engineer:** City of Bentonville, Ellen Norvell, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-5993
- Stormwater:** City of Bentonville, Alison West, 3200 SW Municipal Drive, Bentonville, AR, (479) 271-6719, jwest@bentonvillear.com

**NOTES:**

1. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4. THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5. 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 AT (479) 271-3122.
6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
7. SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE BUILDER/OWNER AT TIME OF BUILDING PERMIT ISSUANCE.
8. THERE MAY NOT BE FENCES OR ANY OTHER STRUCTURES BUILT IN ANY DRAINAGE EASEMENTS.
9. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
10. 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.
11. ALL STRUCTURES MUST MAINTAIN MINIMUM OF 20' CLEARANCES FROM ALL ELECTRIC LINES.
12. WE HEREBY GRANT TO THE CITY OF BENTONVILLE A BLANKET AVIGATION EASEMENT OVER THE ENTIRETY OF THIS PROPERTY LINE ADJUSTMENT PURSUANT TO MUNICIPAL CODE SECTION 401.12.
13. NO RESIDENTIAL LOT SHALL BE PERMITTED DIRECT ACCESS TO A COLLECTOR OR ARTERIAL STREET. ALL RESIDENTIAL SUBDIVISION DEVELOPMENT CONTIGUOUS TO A COLLECTOR OR ARTERIAL STREET SHALL ORIENT FRONTAGE TO A LOCAL STREET, AND BACK OF THE PROJECT, WITHOUT ACCESS TO THE SAID MAJOR STREETS.
14. ALL SIDEWALKS SHALL BE INSTALLED BY THE TIME FRAMES SET FORTH IN 900.08 OF THE STREET SPECIFICATIONS.
15. THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN.

**SURVEY DESCRIPTION:**

PART OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF LOT 1, BLOCK 4 OF TWIN CITY HEIGHTS (REVISED), CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD "E", PAGE 32 OF THE BENTON COUNTY RECORDS; THENCE N 01°42'28" E 40.21 FEET; THENCE S 87°27'33" E 15.04 FEET; THENCE N 02°32'27" E 5.14 FEET TO THE POINT OF BEGINNING; THENCE N 42°16'34" W A DISTANCE OF 14.75 FEET; THENCE N 02°43'26" E A DISTANCE OF 218.98 FEET; THENCE N 47°50'19" E A DISTANCE OF 14.76 FEET; THENCE S 87°02'47" E A DISTANCE OF 187.34 FEET; THENCE S 42°11'18" E A DISTANCE OF 15.46 FEET; THENCE S 02°40'12" W A DISTANCE OF 217.68 FEET; THENCE S 47°41'49" W A DISTANCE OF 14.77 FEET; THENCE N 87°16'34" W A DISTANCE OF 10.51 FEET; THENCE N 02°43'26" E A DISTANCE OF 24.85 FEET; TO THE POINT OF BEGINNING, WITH AN AREA OF 49,774.01 SQUARE FEET, OR 1.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

**FLOOD CERTIFICATION:**

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0255K (EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

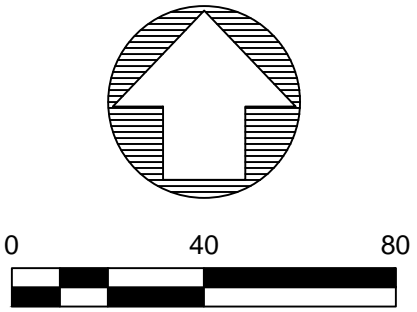
**CERTIFICATE OF SURVEY ACCURACY:**

I, ROBERT J. CASTER HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
REGISTERED LAND SURVEYOR  
NO. 1370  
STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION  
COA CERTIFICATE NUMBER: 3049

**OWNERSHIP INFORMATION:**  
TAILWATER FUND II, LLC  
204 SE 6TH STREET, UNIT 202  
BENTONVILLE, AR 72712  
1(800) 631-9506



**CERTIFICATE OF OWNERSHIP AND DEDICATION:**

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: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
SIGNATURE: \_\_\_\_\_

STATE OF ARKANSAS, COUNTY OF BENTON, SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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 THE SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED \_\_\_\_\_  
PLANNING COMMISSION CHAIRPERSON  
DATE OF EXECUTION: \_\_\_\_\_  
SIGNED \_\_\_\_\_  
MAYOR, CITY OF BENTONVILLE  
SIGNED \_\_\_\_\_  
CITY CLERK, CITY OF BENTONVILLE

CITY OF BENTONVILLE ATLAS PAGE #486  
CITY OF BENTONVILLE PROJECT #PLA24-0034

**CASTER & ASSOCIATES**  
LAND SURVEYING, INC.

2715 SE "I" Street, Suite 5  
Bentonville, AR 72712  
(479) 268-4464

REGISTERED  
STATE OF ARKANSAS  
NO. 1370  
ROBERT J. CASTER  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'  
DATE: 03/17/2025

**PROPERTY LINE ADJUSTMENT**  
PART SW1/4 OF NE1/4  
SECTION 8, T-19-N, R-30-W  
CREATING LOT 1  
LSP ADDITION

3302 SE "L" STREET  
BENTONVILLE, BENTON CO., AR

JOB #	DRAWN BY:	CHKD BY:	PAGE
21-018LS	ASD/ASG	RJC	1 OF 1

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ACCEPTING A PROPERTY LINE ADJUSTMENT OF PART  
SOUTHWEST ¼ OF NORTHWEST ¼ SECTION 8, T-19-N, R-30-W, CREATING LOT 1  
OF LSP ADDITION TO THE CITY OF BENTONVILLE, ARKANSAS; AND FOR  
OTHER PURPOSES.**

**(PROJECT NUMBER: PLA24-0034)**

**WHEREAS**, pursuant to the provisions of the Land Development Code of the Bentonville Municipal Code, the property line dedication of PART SOUTHWEST ¼ OF NORTHWEST ¼ SECTION 8, T-19-N, R-30-W, CREATING LOT 1 OF LSP ADDITION the City of Bentonville, Benton County, Arkansas was submitted to the Bentonville Planning Commission on April 1, 2025;

**WHEREAS**, said property line adjustment is attached hereto as Exhibit “A”;

**WHEREAS**, the Bentonville Planning Commission considered said property line adjustment on the date stated and at other times, and voted to recommend the approval of said property line adjustment to the City Council; and

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

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

Section 1: That the right of way and easement dedication of PART SOUTHWEST ¼ OF NORTHWEST ¼ SECTION 8, T-19-N, R-30-W, CREATING LOT 1 OF LSP 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 be and are hereby authorized and directed to evidence the acceptance of said property line adjustment by certifying said acceptance on the approved property line adjustment;

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 \_\_\_\_\_, 2025.

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



## Early Build Regulations

**PC Date:** 4/1/2025

**Reviewer:** Shelli Kerr, AICP, Comprehensive Planning Mngr

---

### **Request**

Approval of an ordinance amending Bentonville Municipal Code Appendix B Land Development Code Article 400 Preliminary Plats and Article 500 Final Plats to establish a process for issuing building permits prior to final plat approval (early-builds).

### **History**

Councilman Bill Burkart presented a proposal to City Council on January 14, 2025, amend the model home ordinance to apply to new houses to speed up the process for getting new houses on the market. Staff presented a revised version at the January 28, 2025, City Council meeting. After meetings with Councilman Burkart and city staff and review by the Code Review Committee, the final draft was presented to City Council at a Committee of the Whole on Monday, February 10, 2025.

### **Purpose of Amendment**

The availability and affordability of housing in Bentonville remains a significant challenge. Accelerating the introduction of new homes to the market is an effective strategy to address this issue which can be achieved by allowing construction to start before final plat approval.

### **Recommendation**

Add a new section to Article 400 Preliminary Plats to allow contractors to request building permits prior to final plat and establishing criteria and process for doing so.

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING BENTONVILLE MUNICIPAL CODE  
APPENDIX B LAND DEVELOPMENT CODE ARTICLE 400 PRELIMINARY  
PLATS AND ARTICLE 500 FINAL PLATS TO ESTABLISH A PROCESS FOR  
ISSUING BUILDING PERMITS PRIOR TO FINAL PLAT APPROVAL  
(EARLY-BUILDS); AND FOR OTHER PURPOSES.**

**WHEREAS**, the availability and affordability of housing in Bentonville remains a significant challenge; and

**WHEREAS**, accelerating the introduction of new homes to the market is an effective strategy to address this issue which can be achieved by allowing construction to start before final plat approval.

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

Section 1: That Bentonville Municipal Code, Appendix B Land Development Code, Article 400 Preliminary Plats shall be and is hereby amended with Attachment A: Early-Build Regulations, an electronic copy and paper copy of which is on file with the City Clerk and is hereby adopted by reference as though it were copied herein fully;

Section 2: That Bentonville Municipal Code, Appendix B Land Development Code, Article 500 Final Plats shall be and is hereby amended by adding the underlined text:

**Sec 500.07 Application For Building Permit**

*No building permits may be issued until proof of the recording of the approved final plat has been presented to the appropriate City department, with the exception of model homes as provided for in Section 400.08 and early-builds in Section 400.09.*

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, 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 \_\_\_\_\_, 2025.**

**APPROVED:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**

## ATTACHMENT A: Early-Build Regulations

### Appendix B Land Development Code Article 400

#### Preliminary Plats

##### Sec 400.09 Building Permits Prior to Final Plat

- (a) *Allowed.* Building construction prior to final plat, referenced as an early-build, is allowed with a preliminary plat only pursuant to this section. In preliminary plats containing more than one (1) phase, early-builds are allowed only in the first phase. This section does not apply to model homes, which are separately regulated in Section 400.08.
- (b) *Restrictions.* Building permits for early-builds shall not be issued until:
- (1) A preliminary plat is approved for the subdivision.
  - (2) The developer has executed an Early-Build Development Agreement with the City.
  - (3) Vehicle access shall be provided by either a temporary or permanent access road capable of handling emergency, utility, and inspection vehicles per Arkansas fire prevention code and city specifications and designed for an 86,000-pound vehicle. Roads shall pass an inspection by the Engineering Department prior to the issuance of the permit and be maintained to meet the requirements at all times. Grading of the road and material thickness are required to be within 0.10 feet of the design values. The approved Stormwater Pollution Prevention Plan (SWPP) shall be implemented and maintained at all times.
  - (4) The following public infrastructure and all proposed crossings shall be installed, inspected, and approved:
    - a. Sanitary Sewer
    - b. Storm Water
    - c. Water
    - d. Contractor-Installed Electrical Infrastructure
  - (5) Fire protection is available to the site and any approved early-build permits in accordance with the Arkansas Fire Prevention Code.

- (6) All lots proposed for early-build permits shall be staked by a surveyor prior to the issuance of any permit and shall remain staked until approval of the foundation inspection.
  - (7) When the above-referenced items are complete, the owner/developer's engineer-of-record shall request an Early-Build Inspection from the Planning Department. No permit shall be issued until the Early-Build Inspection has been completed and approved.
  - (8) Electric and sewer services shall not be connected to any home until the final plat is recorded with the Benton County Recorder's Office. The permanent connection shall be made prior to any yard line inspection.
  - (9) No BEUD electric infrastructure will be installed until the final plat is recorded with the Benton County Recorder's Office. All contractor installed infrastructure must be installed prior to final plat approval.
- (c) *Right of refusal.* The City of Bentonville reserves the right to refuse a permit for any early-build home based on any one of the following conditions:
- (1) Any of the requirements in Section 400.09 are not met.
  - (2) Past performance indicates that a particular developer is non-compliant with this regulation and/or is attempting to abuse this regulation.
- (d) *Repair costs.* Cost of repair for any damage to infrastructure shall be the responsibility of the developer/owner of record.
- (e) *Certificate of Occupancy.* No Certificate of Occupancy shall be issued for any early-build home until the final plat has been approved and filed for the subdivision.



<b>Whitebox @ Market LLC</b>
801 SE G Street, 802 SE H Street
<b>PC Date:</b> 4/1/2025

### Staff Report Details

<b>Project Number</b>	[RZ25-0012]
<b>Applicant / Current Owner</b>	Whitebox @ Market LLC
<b>Site Area</b>	+/- <b>[.74]</b> Acres
<b>Current Zoning</b>	R-1, Low-Density Single-Family Residential
<b>Requested Zoning</b>	DE, Downtown Edge
<b>Current Future Land Use Map Designation</b>	Corridor - Urban
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

### Property Description

The subject properties are located at 801 SE G ST and 802 SE H ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Corridor-Urban. The properties have direct access to SE 8TH ST to the north, SE G ST to the West, and SE H ST to the East. Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

### Project Details

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DE, Downtown Edge. The applicant states in their narrative that they are requesting the rezoning to develop as multi-family residential and/or condominiums.

There is a companion rezone request to an adjacent property to the south (RZ25-0013).

### Relationship to the Community Plan

## Relationship to the Community Plan

The property is designated as an Urban Corridor place type on the newly adopted future land use map. Urban Corridors are primary thoroughfares fronted by larger multi-family and office buildings interspersed with neighborhood-serving commercial uses. They feature development on unbuilt properties as well as new uses added to properties only partially built out. They allow for large numbers of people to safely walk or bike to jobs and daily needs.

From a built environment lens, DE and its supported housing types fit within the surrounding development.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

## Conclusion

This rezoning is consistent with the newly adopted future land use plan under standard review and staff recommends approval of this request as the proposed DE zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

## Additional Details



02-21-2025

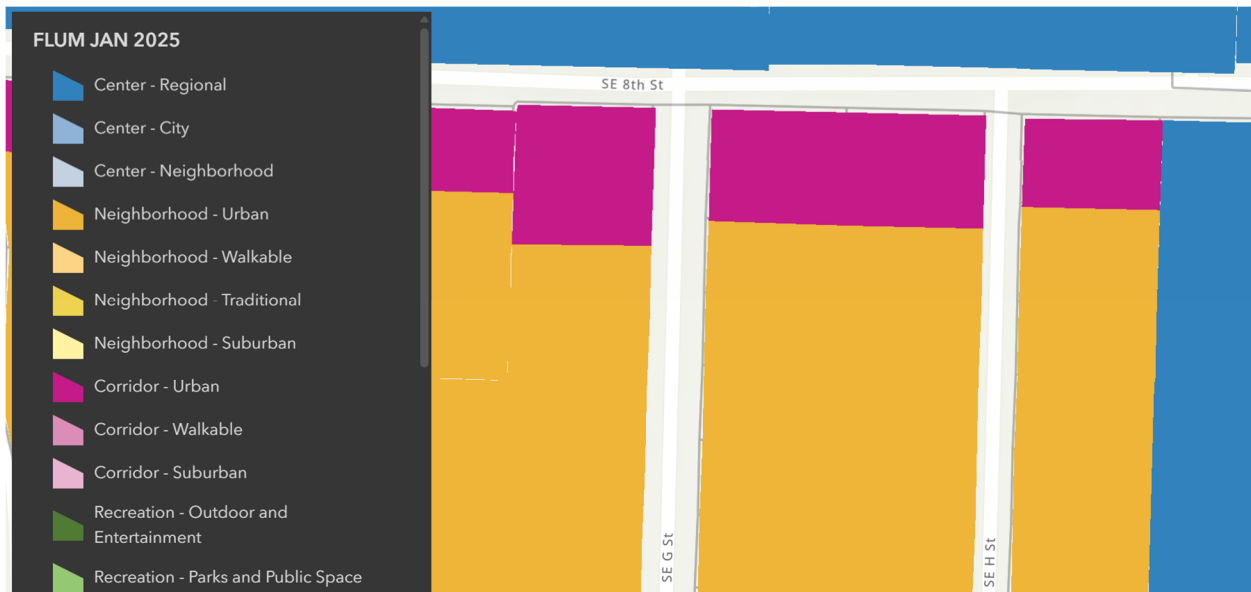
City of Bentonville  
Planning Dept.  
305 SW A St.  
Bentonville, AR 72712

**RE: Whitebox @ Market LLC Rezoning Application**

Dear Planning Commission,

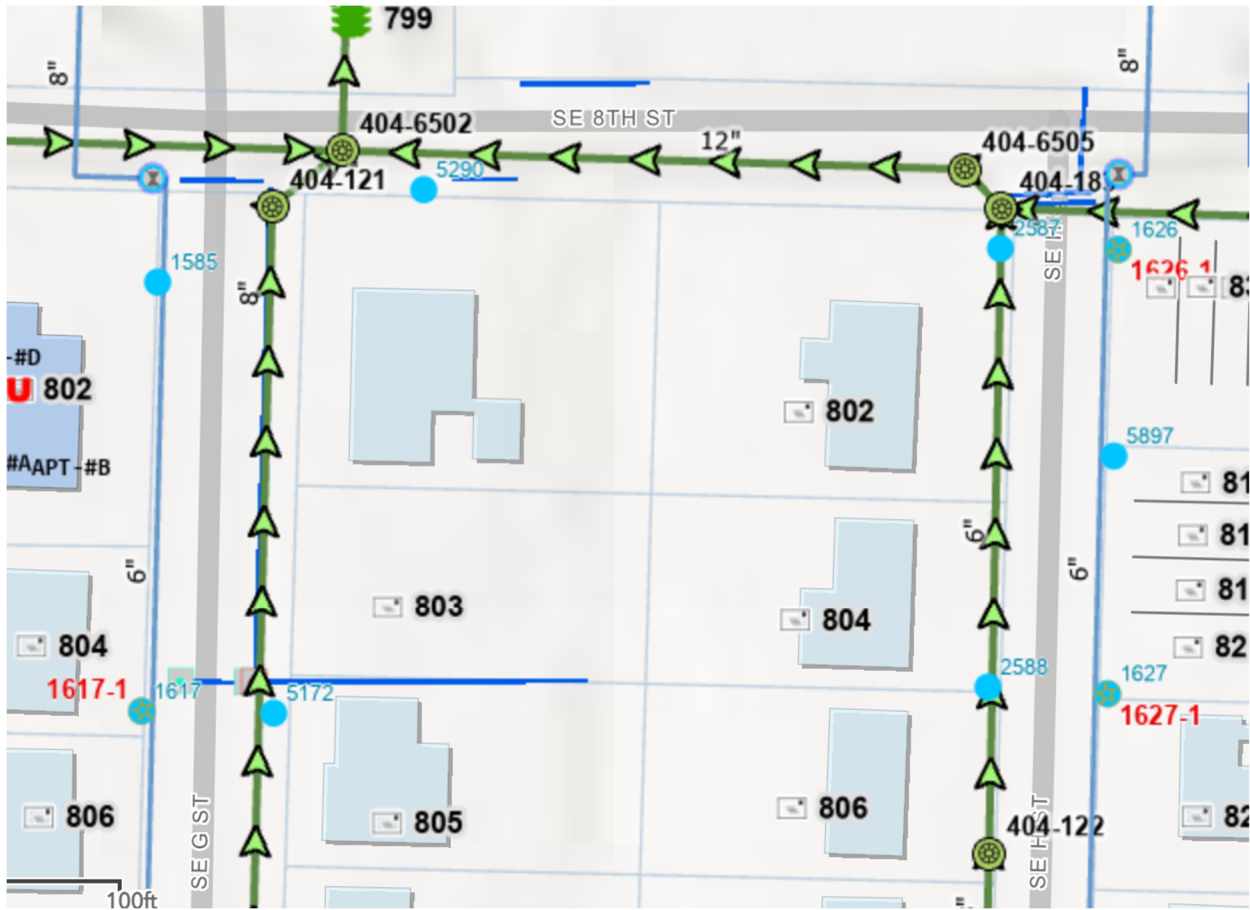
Please accept this narrative letter to accompany a request by Whitebox @ Market LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-02583-000 (801 SE G Street) and 01-02584-000 (802 SE H Street) from R-1, *Low Density Single Family Residential* to entirely DE, (*Downtown Edge*). The combined property area is approximately 0.74 acres which fronts 8<sup>th</sup> Street to the North, with SE G Street to the West and SE H Street to the East. The 802 SE H Street property is under contract with Whitebox @ Market LLC, and the property is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map, which allows DE zoning under standard review.



Access to this development will be provided by SE G Street and SE H Street. An increase of traffic can be expected from the development of the multi-family residential and/or condominiums but can be mitigated through shared driveway access and accommodated by the recent 8<sup>th</sup> Street improvements.

All necessary water and sewer utilities for the proposed development are available on or by adjacent easements to the subject tract as shown on the Bentonville GIS below:



Anticipated signage for the multi-family residences and/or condominiums will likely be limited to ground level or building mounted signs denoting the entry and exit of property; details of signage will be provided with the development plans.

Thank you for your review and consideration.

CEI Engineering Associates, Inc.



Pending PC Item

PUD

C-2

C-2

I-2

SE 8TH ST

**Whitebox @  
Market LLC**

R-3

DN-3

PRD

I-2

DURHAM LN

R-3

DN-2

DN-3

R-1

R-3

C-2

A-1

DN-3

DN-3

R-1

R-1

R-3

R-O

DN-3

DN-3



**RZ25-0012**

**Whitebox @ Market LLC**

**R-1 To DE**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF  
BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING  
CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY  
RESIDENTIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER  
PURPOSES.**

**(PROJECT NUMBER: RZ25-0012)**

**WHEREAS**, Whitebox @ Market, LLC duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 14, BLOCK 14, FAIRFIELD ADDITION TO THE CITY OF BENTONVILLE,  
BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD O, PAGE 351;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 1, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

**WHEREAS**, the Planning Commission voted to recommend to the City Council that the petition be approved and that said property be rezoned from its present classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE.

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

Section 1: That the above described real property is hereby changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with the city zoning laws and state laws;

Section 2 - 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 3 - 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 \_\_\_\_\_, 2025.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**



**Sumalinog**

804 SE H ST

**PC Date:**

**Staff Report Details**

<b>Project Number</b>	[RZ25-0013]
<b>Applicant / Current Owner</b>	Whitebox @ Market LLC
<b>Site Area</b>	+/- <b>[.24]</b> Acres
<b>Current Zoning</b>	R-1, Low-Density Single-Family Residential
<b>Requested Zoning</b>	DE, Downtown Edge
<b>Current Future Land Use Map Designation</b>	Corridor - Urban
<b>Requested Future Land Use Map Designation</b>	
<b>Development Type / Use</b>	
<b>Related projects</b>	

**Property Description**

The subject property is located at 804 SE H ST. The property is presently zoned R-1, Low-Density Single-Family Residential, with a land use designation of Neighborhood-Urban. The property has direct access to SE H ST. Surrounding zoning districts include R1, Low-Density Single-Family Residential to the North, West, and South, and PRD, Planned Residential Development to the East.

**Project Details**

The applicant has requested a rezoning of the property from R-1, Low-Density Single-Family Residential to DE, Downtown Edge. The applicant states in their narrative that they are requesting the rezoning to develop as multi-family residential and/or condominiums.

There is a companion rezone request to the north (RZ25-0012)

**Relationship to the Community Plan**

The property is designated as a Neighborhood Urban place type on the newly adopted future land use

## Relationship to the Community Plan

map. Urban neighborhoods are the city's highest intensity neighborhoods, defined primarily by multi-family buildings and town homes but with some single-family and smaller commercial uses mixed in. Catering to those seeking more flexible, lower maintenance lifestyles, they provide considerable housing in a relatively small footprint and support walking and biking as viable transportation alternatives.

From a built environment lens, DE and its supported housing types fit within the surrounding development. Nearby are several zoning-types such as DN-3, Downtown High Density Residential to the West and South, DN-2, Downtown Medium Density Residential to the West, C-2, General Commercial to the North and East, and Walmart's Campus to the North designated as PUD, Planned Unit Development.

## Public Comment

Has Staff received Public Comment at the time of this report? : **No**

## Analysis / Waivers

Enhanced Review Criteria (ER). When an "ER" is shown in the box where the property's Place Type intersects with the requested Zoning District, the following review criteria applies.

- (a) Review criteria established in Sec. D.1 Criteria for All Zoning Requests.
- (b) Review criteria established in Sec. D.2 Standard Review Criteria; and
- (c) The property is unlikely to develop, or poorly suited for development allowed under districts subject to standard review; and
- (d) The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

## Conclusion

This rezoning is consistent with the newly adopted future land use plan under enhanced review and staff recommends approval of this request as the proposed DE zone is compatible with the surrounding neighborhood context.

Surrounding zoning districts include DN-3, Downtown High Density Residential to the West, C2, General Commercial to the North, PRD, Planned Residential Development to the East, and R-1, Low-Density Single-Family Residential to the South.

## Additional Details



02-21-2025

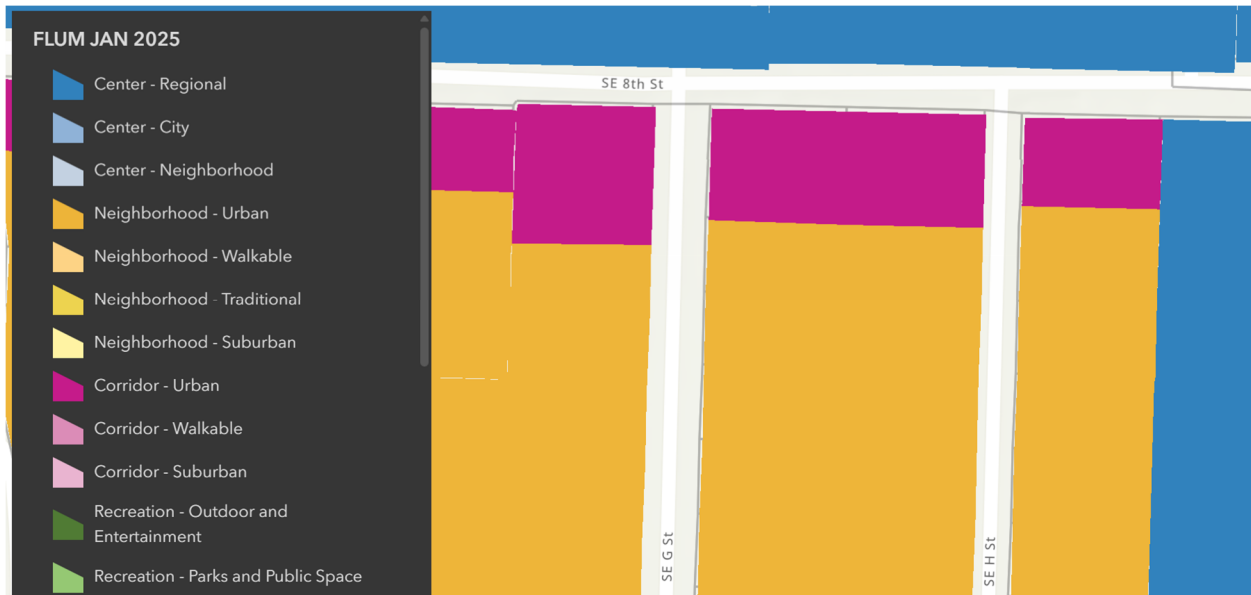
City of Bentonville  
Planning Dept.  
305 SW A St.  
Bentonville, AR 72712

**RE: Whitebox @ Market LLC Rezoning Application**

Dear Planning Commission,

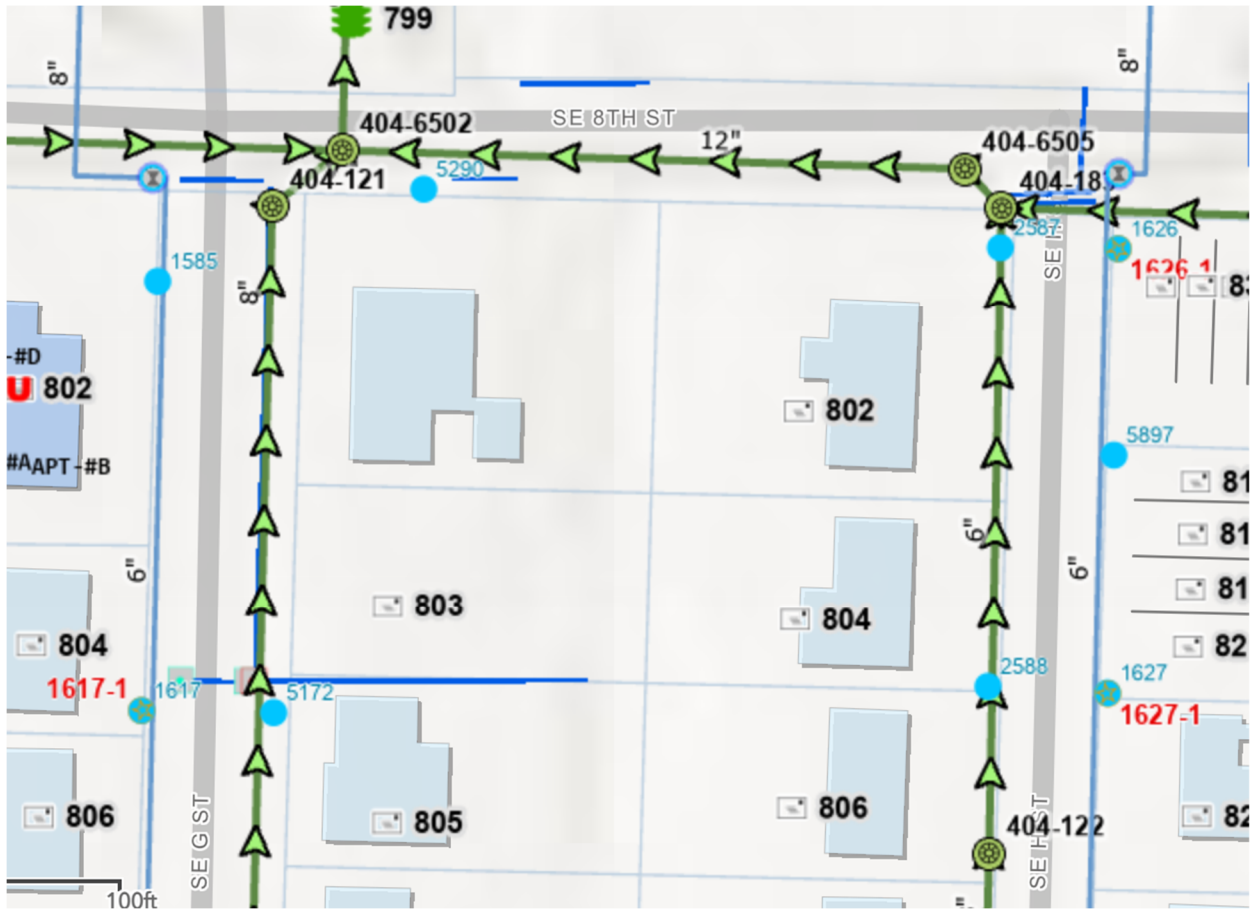
Please accept this narrative letter to accompany a request by Whitebox @ Market LLC owner of real property located in the City of Bentonville, for consideration of a rezoning for Benton County parcels 01-02585-000 from R-1, *Low Density Single Family Residential* to entirely DE, (*Downtown Edge*). The property area is approximately 0.24 acres located at 804 SE H Street. The property is under contract with Whitebox @ Market LLC and is planned for development as multi-family residential and/or condominiums.

Pending approval of this rezoning request, a proposed development plan will be submitted to address details of construction. It will be consistent with the allowable uses under the current city of Bentonville zoning code for the proposed district. Zoning of the subject tract as DE use will be compatible with the surrounding updated zoning districts as shown in Bentonville Land Use Map.



Access to this development will be provided by SE H Street. An increase of traffic can be expected from the development of multi-family residential and/or condominiums but can be accommodated by the recent 8<sup>th</sup> Street improvements.

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Thank you for your review and consideration.

CEI Engineering Associates, Inc.



**Pending PC Item**

**PUD**

**C-2**

**I-2**

**SE 8TH ST**

**DN-3**

**DN-2**

**R-3**

**SE G ST**

**DN-3**

**R-1**

**DN-3**

**R-3**

**SE H ST**

**PRD**

**R-3**

**I-2**

**R-1**

**C-2**

**DN-3**

**R-1**



**RZ25-0013**

**Whitebox @ Market LLC 2**

**R-1 To DE**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE CHANGING REAL ESTATE IN THE CITY OF  
BENTONVILLE, ARKANSAS, FROM ITS PRESENT ZONING  
CLASSIFICATION OF R-1, LOW DENSITY SINGLE FAMILY  
RESIDENTIAL TO DE, DOWNTOWN EDGE; AND FOR OTHER  
PURPOSES.**

**(PROJECT NUMBER: RZ25-0013)**

**WHEREAS**, Ernesto B and Norma C Sumalinog duly filed a petition with the Planning Commission requesting that the hereinafter described property situated in Benton County, Arkansas, be changed from its present zoning classification of R-1, LOW DENSITY SINGLE FAMILY RESIDENTIAL to DE, DOWNTOWN EDGE to be used in accordance with city zoning laws and state laws, which property is described as follows:

LOT 16, BLOCK 14, FAIRFIELD ADDITION TO THE CITY OF BENTONVILLE,  
BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD O, PAGE 351;

**WHEREAS**, the Planning Commission duly met and considered the application and duly set the petition for public hearing to be held April 1, 2025 in the Council Chambers of the City of Bentonville;

**WHEREAS**, public notice of said hearing having been published in the Northwest Arkansas Democrat-Gazette for the time and in the manner required by law; and

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**PASSED AND APPROVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Orman, Mayor**

\_\_\_\_\_  
**Malorie Marrs, City Clerk**