



Joint City Council/Planning Commission Work Session

Friday, July 18, 2025, 11:00 – 1:00 PM
Bentonville Public Library Rotary Room

High-Level Overview: Why it Works This Way

- One consolidated document instead of multiple separate ordinances
- Zoning districts designed to enable the Future Land Use Plan's Place Types
- Clear street, pedestrian, and bike connectivity and civic space standards baked into new community and subdivision requirements
- Practical compatibility tools to make infill more predictable

Walkthrough: How the Draft is Structured

- **Article Layout:** Overview of how standards for development, zoning, and design standards for streets, civic spaces, and sites are grouped
- **Subdivision:** Review approach to different site types and sizes, demonstrating how all development is treated equally and based upon the same city-building goals
- **Zoning Districts:** Review of Transect and Special Purpose districts
- **Use Table:** How it is organized
- **Design Standards:** Sites, Buildings, Parking, Signs, Fences, Utilities, Streets, etc.

Working Session: Practical Scenarios to Put the Code Into Action

- Five scenarios:
 - **Residential Site:** How do zoning and design standards apply to a typical residential site?
 - **Mixed-use Site:** How do zoning and design standards apply to a typical residential site?
 - **New Neighborhood:** How do the connectivity standards, block requirements, and civic space rules come together in a new subdivision?
 - **Medium-scale Infill Site:** How the rules create the same practical outcomes as subdivision even if the site is not subdivided?
 - **Commercial Corridor Site:** How do development standards create walkable blocks and connectivity while allowing typical parking arrangements?

- Discussion Where are improvements needed? What needs further explanation?

Timeline