



**Figure 3: Existing Comprehensive Plan Land Use Designations**

The site has a combination of Benton County zones Urban Residential RS-5 (~44 ac) and RS-50 (~75 ac) (see **Attachment PC-A, page 104**). The surrounding zoning consists of a mix of City and Benton County zoning, as listed and depicted in **Table 2** and **Figure 4** below.

**Table 2: Existing Zoning**

	<b>Existing Zoning</b>
Subject Site	RS-5 (one unit per 5 acres) – Benton Co. RS-50 (one unit per 50 acres) – Benton Co.
North	Open Space - Agricultural
East	Medium Density Residential
South	Low Density Residential
West	Mixed Use Commercial Mixed Use Residential Low Density Residential