



**Planning Commission
Meeting Agenda
June 2, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/87277640672>

Notice: Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

I. Call to Order

II. Approval of Minutes

1. **May 19, 2026 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Opal Park Phase 1** **Final Plat**
North of SW Regional Airport Blvd, west of Knotty Pine Rd ([FP25-0011](#))

IV. New Business

1. **Latter Day Saints Church Parking** **Waiver**
Waiver
North west corner of SW I and SW Edenberry Rd. ([WAV26-0008](#))
Waiver: Section 50-502 (h)(8)(a)(2) Car parking maximum

Advertised Public Hearings

1. **Costello** **Rezoning***
3205 SW 2nd Street ([RZ26-0028](#))
Rezoning: T2.1, Rural to T3.1, Neighborhood Edge (**Standard Review**)
within the Suburban Neighborhood Place Type
2. **Barron Rd, LLC** **Rezoning***
SW Barron Road ([RZ26-0029](#))
Rezoning: T2.1, Rural to T3.2, Neighborhood Transition (**Standard Review**)
within the Urban Neighborhood Place Type
3. **Barron Rd, LLC** **Rezoning***
5927 SW Barron Road ([RZ26-0024](#))
Rezoning: T2.1, Rural to T4.2, Neighborhood Node (**Standard Review**)
within the Urban Neighborhood Place Type

V. Other New Business

VI. Old Business

1. **8th & C St Townhomes (New Elevations)** **Large Scale Development Amendment**
404 SE 8th Street ([LSD25-0039](#))

2. **Edward L. and Imelda Frail Revocable Trust** **Rezoning***
South of Regional Airport / east of SW Lee Lane (Parcels #01-07968-005, 01-07968-000, 01-07968-002, 01-07968-019, 01-07968-013) ([RZ26-0017](#))
Rezoning: A-1, Agriculture (T2.1 in the new code) to T4.2, Neighborhood Node (**Standard Review**) within the Urban Corridor Place Type, A-1, Agriculture to T3.1, Neighborhood Edge (**Standard Review**), and A-1, Agriculture to T3.2, Neighborhood Transition (**Enhanced Review**) within the Suburban Neighborhood Place Type.

VII. Other Business

VIII. Adjournment