



**Planning Commission
Meeting Agenda
October 17, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86742670771>

I. Call to Order

II. Approval of Minutes

1. **October 3rd Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

IV. New Business

1. **Walnut Grove Phase II-IV** **Preliminary Plat**

Southwest Barron Road and Piercy Road (PP22-0009)

Waiver 1: A waiver from Sec 1100.16 Street Standards (a) Standard street specifications to construct roads narrower than the Master Street Plan requirements.

Waiver 2: A waiver from Sec 1100.16 Street Standards (i) Traffic Calming to provide narrower streets in lieu of standard traffic calming.

2. **Medlin Park Detention Waiver** **Waiver**

2303 Medlin Lane (WAV23-0016)

3. **Lykins Driveway** **Waiver**

1410 Northeast J Street (WAV23-0018)

Advertised Public Hearings

1. **BVR Properties, LLC** **Rezoning***

1304 Bella Vista Road (RZ23-0068)

Future Land Use Map Amendment: Residential Estate (RE) to Medium Density Two Family and Townhome Residential

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

2. **Lovell Revocable Trust** **Rezoning***

1110 Southeast Walton Boulevard (RZ23-0069)

Rezoning: A-1, Agriculture to C-2, General Commercial

3. **Freeman Living Trust** **Rezoning***

218 and 220 Southwest Glover Street (RZ23-0070)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

4. **Pinnacle Villas, LLC** **Rezoning***

208 Northwest G Street ([RZ23-0071](#))

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

5. **Wood Family Trust** **Rezoning***

308 Southwest E Street ([RZ23-0072](#))

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

6. **Doaba Investment, LLC** **Rezoning***

Southwest Regional Airport Boulevard ([RZ23-0073](#))

Future Land Use Map Amendment: Residential Estate (RE) to High Density Residential (HDR)

Rezoning: Planned Unit Development (PUD) to R-4, High Density Multifamily Residential

7. **Doaba Investment, LLC** **Rezoning***

Southwest Regional Airport Boulevard ([RZ23-0074](#))

Rezoning: Planned Unit Development (PUD) to C-2, General Commercial

8. **East Central Avenue Hotel - Noise Ordinance** **Conditional Use Permit***

200 East Central Avenue ([CU23-0029](#))

V. Other New Business

VI. Old Business

1. **Extra Territorial Jurisdiction** **Ordinance***

VII. Other Business

Adjournment

