



**Planning Commission
Meeting Agenda
November 7, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/85375278769>

I. Call to Order

II. Approval of Minutes

1. **October 17, 2023 Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- | | |
|---|-------------------------|
| 1. McKissic Springs West | Preliminary Plat |
| Motley Road and South Vaughn Road (Hwy 279) (PP23-0007) | |
| 2. Lot 15 of Pickens Subdivision | Lot Split |
| John DeShields Boulevard and Northeast Legacy Parkway (LS23-0040) | |
| 3. Lot 16 of Pickens Subdivision | Lot Split |
| Northeast John Deshields Boulevard (LS23-0041) | |
| 4. Lots 5 and 6 of Harbin Pointe Addition | Lot Split |
| Southwest Regional Airport Boulevard (LS23-0049) | |
| 5. Lots 1 and 2 of Pinnacle Villas LLC Subdivision | Lot Split |
| 208 Northwest G Street (LS23-0051) | |

IV. New Business

Advertised Public Hearings

- | | |
|---|------------------|
| 1. Market District II LLC | Rezoning* |
| 1003 Southeast 4th Street (PUD23-0001) | |
| Rezoning: R-1, Low-Density Single-Family Residential to Planned Unit Development (PUD) | |
| 2. Yellow Brick Road, LLC | Rezoning* |
| 503 Southeast A Street (RZ23-0075) | |
| Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial | |
| Rezoning: R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge | |
| 3. REO Plateau Properties | Rezoning* |
| Northwest Deer Run Avenue (RZ23-0076) | |

Future Land Use Map Amendment: Unassigned Land Use to Low Density Residential (LDR)

Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

4. **Bentonville/Bella Vista Trailblazers Association Inc.** **Rezoning***

Southwest 8th Street ([RZ23-0077](#))

Future Land Use Map Amendment: Residential Estate and Office to Agriculture

Rezoning: R-3, Medium-High Density Multifamily Residential and Planned Unit Development (PUD) to A-1, Agriculture

5. **Sanders Properties LLLP** **Rezoning***

205 Northwest 4th Street ([RZ23-0078](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential

6. **Esterer Investments, LLC** **Rezoning***

337 Northwest A Street ([RZ23-0079](#))

Rezoning: R-3, Medium-High Density Multifamily Residential to DN-4, Downtown Mixed-Use Residential

7. **Positronic Retail LLC** **Conditional Use Permit***

210 Prairie Lane ([CU23-0030](#))

Long-term Temporary use of shipping containers for storage.

8. **The Bike Inn** **Conditional Use Permit***

3400 South Walton Boulevard ([CU23-0031](#))

Temporary Long-Term Use - Mega Sleeper Pods/Mini Cabins

9. **Cilp Realty LLC / United Industries - Material Storage Extension** **Conditional Use Permit***

Southeast 5th Street ([CU23-0032](#))

Bulk Storage of Highly Flammable Material

10. **Sam's Club Office Mobile Recycling** **Conditional Use Permit***

2102 Southeast Simple Savings Drive ([CU23-0033](#))

Long Term Temporary Use

11. **Palmer Violin School** **Conditional Use Permit***

3404 Southeast Macy Road Suite 2 ([CU23-0034](#))

To allow an Educational Facility in C-2 Commercial Zoning

12. **Unlicensed Vehicles** **Ordinance***

13. **CDBG Annual Action Plan Amendment** **Resolution ***

V. Other New Business

1. **Cottages at Simpson Farm** **Large Scale Development**

Arkansas Highway 112 ([LSD23-0041](#))

VI. Old Business

1. **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-3, Medium-High Density Multifamily Residential

2. **Extra Territorial Jurisdiction** **Ordinance***

VII. Other Business

1. **December 12, 2023 PC** **Informational**
Administrative Meeting Discussion
2. **Planning Commission/City Council** **Informational**
Joint Work Session Discussion

Adjournment