



**Planning Commission
Meeting Agenda
November 21, 2023
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86452084630>

I. Call to Order

II. Approval of Minutes

1. November 7th Meeting Minutes

III. Consent Agenda

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|----|---|-----------------------------------|
| 1. | Lots 1-3 of Town Vu Subdivision | Lot Split |
| | Town Vu Road and Southwest Tater Black Road (LS22-0042) | |
| 2. | Lot 26, Block 6 of Clark's 2nd Addition | Lot Split |
| | 402 Southwest 4th Street (LS22-0068) | |
| 3. | Lots 17 and 18 of Osage Hills Subdivision | Lot Split |
| | Ginn Road and Brookside Road (LS23-0032) | |
| 4. | Lots 1 and 2 of Max Alley Addition | Lot Split |
| | 801 Southeast Walton Boulevard (LS23-0048) | |
| 5. | Lot 17, Block 16 of Deming's 2nd Addition | Property Line Adjustment |
| | 513 Northwest B Street (LS23-0052) | |
| 6. | Lots 4 and 5 McKeehan's Third Addition | Lot Split |
| | 911 Northwest 7th Street (LS23-0056) | |
| 7. | Lot 9, Block A of Orchard Addition | Property Line Adjustment |
| | 404 Southeast C Street (PLA23-0027) | |
| 8. | Providence Village Phase IV | Preliminary Plat Extension |
| | Nomad Road (PP22-0003) | |
| 9. | Poigai Estates - Phase 2 | Final Plat |
| | 1400 Southwest Casuarina Drive (FP23-0010) | |

IV. New Business

Advertised Public Hearings

1. **Adventure Church** **Rezoning***
4508 Town Vu Road ([RZ23-0080](#))
Future Land Use Map Amendment: Residential Estate to Low Density Residential (LDR)
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
2. **PBR Holdings LLC** **Rezoning***
405 Southeast A Street and 406 and 408 Southeast B Street ([RZ23-0082](#))
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. **Suen** **Rezoning***
515 Northwest D Street ([RZ23-0083](#))
Future Land Use Map Amendment: Residential Estate to Downtown Commercial
Rezoning: R-E, Residential Estate to DE, Downtown Edge

V. Other New Business

1. **Lots 1, 2, and 3 of Adventure Subdivision** **Lot Split**
4508 Town Vu Road ([LS22-0028](#))
2. **Bentenwoods Subdivision** **Preliminary Plat**
3950 South Vaughn Road ([PP21-0026](#))
Waiver 1: A waiver from Sec. 1200.01 which requires street improvements per the Master Street Plan.
3. **Walnut Grove Phase II-IV** **Preliminary Plat**
Southwest Barron Road and Piercy Road ([PP22-0009](#))
4. **Cadence Group, LLC** **Waiver**
421 Southeast A Street ([WAV23-0020](#))
A waiver from Sec. 1100.22(c)(1) Downtown Residential Design Standards that requires buildings be oriented with their primary facade to the public street.
5. **Remote Work Hub** **Waiver**
602 North Walton Blvd. ([WAV23-0019](#))
Waiver on number of off-street parking stalls to be provided.

VI. Old Business

VII. Other Business

VIII. Adjournment

