



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

Registration Link: <https://us06web.zoom.us/j/85892982567>

I. Call to Order

II. Approval of Minutes

- 1. Approval of November 21st Meeting Minutes** **Approval of Meeting Minutes**

Consent Agenda

- 1. Lots 9-17, Block A of Orchard Addition** **Lot Split**
407 Southeast B Street & 410 Southeast C Street ([LS23-0021](#))
- 2. Lots 12, 13, 14, 15, and 16 of Loesche Subdivision** **Lot Split**
801 Northwest 8th Street ([LS23-0058](#))
- 3. Vivian Farms Subdivision Phase 1** **Preliminary Plat**
South Vaughn Road ([PP23-0008](#))
- 4. Eversole Lot 20 Addition** **Large Scale Development Extension**
Southwest I Street & Regional Airport Blvd ([LSD22-0054](#))
- 5. SW 6th Townhomes** **Large Scale Development Extension**
Southwest 6th Street & Southwest B Street
([LSD22-0025](#))

III. New Business

Advertised Public Hearings

- 1. Jacobs Group** **Rezoning***
1104 Fillmore Street ([RZ23-0084](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
- 2. Ironhead Ford Spring LLC** **Conditional Use Permit***
East Ford Springs Road ([CU23-0035](#))
To allow for the use of an outdoor recreation facility.

IV. Other New Business

1. **Ironhead Ford Spring LLC** **Waiver**
 East Ford Springs Road ([WAV23-0021](#))
A waiver from Sec. 1200.04 Off-Site Improvements that requires street improvements per Master Street Plan requirements.
2. **41st Street Townhomes** **Large Scale Development**
 Southwest Ranch Road ([LSD23-0017](#))
Waiver 1: A waiver from Sec. 1100.21(e) Large-Scale Development Design Standards to provide for fiber cement siding and treated wood panelling as primary materials, and provide less than 25% of a primary material.
3. **U-Haul Storage** **Large Scale Development**
 Griffin Drive ([LSD23-0020](#))
Waiver 1: A waiver of 5 spaces from the required 35 spaces by Sec. 501.06 of the Land Development Code.
Waiver 2: A waiver of the requirement that all rows of parking terminate with an island or landscaped area for one termination.
Waiver 3: A waiver of the requirement that a primary material be at least 25% from Sec. 1100.21 of the Land Development Code.
4. **Mallard Meadows** **Large Scale Development**
 Southeast Corner of Ginn Road and Brookside Road ([LSD23-0035](#))
5. **Remote Work Hub** **Large Scale Development**
 602 North Walton Boulevard ([LSD23-0044](#))
Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer due to utility and transportation conflicts,
Waiver 2: A waiver from Sec. 1100.02 Access Management Standards to allow for driveway offset of less than 75 feet and to forgo cross access to neighboring commercial property, and to reduce the minimum distance between curb cuts.
6. **8th Street Gateway Park** **Large Scale Development**
 Southwest 8th Street ([LSD23-0047](#))

V. Old Business

1. **Market District II LLC** **Planned Unit Development***
 1003 Southeast 4th Street (PUD23-0001)
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential
Future Land Use Map Amendment: Low Density Residential to High Density Residential

VI. Other Business

1. **Tree Preservation** **Informational**
2. **Affordable Housing** **Informational**
3. **Cottage Zoning** **Informational**
4. **Administrative Approvals** **Informational**

VII. Adjournment