



**Planning Commission
Meeting Agenda
January 2, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87867484862>

I. Call to Order

II. Approval of Minutes

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| 1. Approval of December 12th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

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|---|---------------------------------|
| 1. Lots 26 and 27 of Orchard Addition
428 SE D Street (LS23-0059) | Lot Split |
| 2. Lots 3-6 of Morningstar Subdivision
South Morningstar Road (LS23-0061) | Lot Split |
| 3. Lot 1 of Alexander Addition
1100 Southeast Moberly Lane (PLA23-0029) | Property Line Adjustment |
| 4. Lot 37 of Clark's Addition
308 Southwest E Street (PLA23-0030) | Property Line Adjustment |
| 5. Approval of By Laws | Informational |

IV. New Business

Advertised Public Hearings

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|--|---|
| 1. Seggebruch
604 Southwest 5th Street (RZ23-0085)
Future Land Use Map Amendment: Medium Density Residential (MDR) to High Density Residential (HDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential | Rezoning* |
| 2. Multi Family E Central Ave
3509 East Central Avenue (PRD23-0004)
Future Land Use Map Amendment: Office and Residential Estate to High-Density Residential | Planned Residential Development* |

Rezoning: A-1, Agriculture, R-E, Residential Estate, and R-O, Residential Office to Planned Residential Development (PRD)

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| 3. | Trailblazers - A Street Taphouse | Conditional Use Permit* |
| | 2807 Northwest A Street (CU23-0036) | |
| 4. | Tree Preservation and Protection Manual | Ordinance* |
| 5. | Tree Preservation Code Amendment | Ordinance* |
| 6. | Landscaping and Screening Code Amendment | Ordinance* |

V. Other New Business

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|----|--|--------------------------------|
| 1. | 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. | |
| 2. | Jacobs Group | Waiver |
| | 1104 Fillmore Street (WAV23-0024) | |
| | <i>A waiver to allow garage to be located in front of lot in DN District.</i> | |

VI. Old Business

VII. Other Business

VIII. Adjournment