



**Planning Commission
Meeting Agenda
January 16, 2024
Bentonville City Hall
Tech Review: 5:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/84335678856>

I. Call to Order

II. Approval of Minutes

1. **January 2nd, 2024 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 1 of Trickett Addition** **Property Line Adjustment**
307 Northwest D Street ([PLA23-0031](#))
2. **Aurora Subdivision Phase 3** **Final Plat**
9207 South Morning Star Road ([FP23-0007](#))

IV. New Business

Advertised Public Hearings

1. **Russell** **Rezoning***
1107 Fillmore Street ([RZ23-0086](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
2. **Haitham Alley** **Planned Residential Development***
Southwest Parnell Road ([PRD22-0004](#))
Revision to previously approved PRD: realigning SW Bright Road in the northwest corner of the project, lowering the unit count for the multi-family and increasing the unit count for the townhomes for a total of 515 units. (17 unit increase over previously approved)

V. Other New Business

1. **Trailblazers - A Street Taphouse Waivers** **Waiver**
2807 Northwest A Street ([WAV23-0023](#))
Waiver 1: Parking Requirements of Zoning Code Article 501 - Off Street Parking and Loading, Sections 501.03 & 501.04
Waiver 2: Street/Sidewalk Improvement requirements of Land Development Code Article 1100 - Development Standards, Sections 1100.15 & 1100.16

VI. Old Business

1. **Multi Family E Central Ave** **Planned Residential Development***

3509 East Central Avenue ([PRD23-0004](#))

Future Land Use Map Amendment: Office and Residential Estate to High-Density Residential

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

2. **Trailblazers - A Street Taphouse** **Conditional Use Permit***

2807 Northwest A Street ([CU23-0036](#))

VII. Other Business

VIII. Adjournment