



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

Registration Link: <https://us06web.zoom.us/j/84244536287>

I. Call to Order

II. Approval of Minutes

- | | |
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| 1. March 19th, 2024 Meeting Minutes | Approval of Meeting Minutes |
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III. Consent Agenda

- | | |
|---|------------------|
| 1. Lots 225 & 226 of the Original Town of Bentonville Subdivision
301 West Central Avenue (LS22-0030) | Lot Split |
| 2. Lots 29 and 30, Block 11 of W.A. Burks Addition
1215 Fillmore Street (LS24-0004) | Lot Split |
| 3. Lots 13 and 14, Block 3 of Fairfield Addition
908 Southeast G Street (LS24-0006) | Lot Split |
| 4. Lots 1 and 2 of the Cottages at Simpson Farms Subdivision
3179 AR Highway 112 (LS24-0008) | Lot Split |
| 5. Lot 1 of Marsiglio Subdivision
505 Northeast 2nd Street (PLA24-0004) | Lot Split |
| 6. Lot 38 of Clark's Addition
208 Southwest E Street (PLA24-0005) | Lot Split |

IV. New Business

Advertised Public Hearings

- | | |
|---|------------------|
| 1. 0806 Investments LLC
1202 Northwest A Street (RZ24-0006)
Future Land Use Map Amendment: Open Space to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential | Rezoning* |
|---|------------------|

2. **URAR 413 LLC** **Rezoning***
413 Southeast 4th Street ([RZ24-0007](#))
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. **Dallaire** **Rezoning***
206 Southwest F Street ([RZ24-0008](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
4. **Manning** **Rezoning***
1003 Northwest A Street ([RZ24-0009](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
5. **Street Specifications** **Ordinance***
6. **Cottage Zoning** **Ordinance***

V. **Other New Business**

VI. **Old Business**

VII. **Other Business**

VIII. **Adjournment**