



**Planning Commission  
Meeting Agenda  
April 16, 2024  
Bentonville City Hall  
Tech Review: 4:00 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us06web.zoom.us/j/89936978426>

**I. Call to Order**

**II. Approval of Minutes**

1. **April 2nd Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Lot 24 of Corleys Addition** **Property Line Adjustment**  
206 Southwest F Street ([PLA24-0007](#))
2. **Lots 231 and 232 of the Original Town of Bentonville Subdivision** **Lot Split**  
303 West Central Avenue ([LS23-0053](#))
3. **Lots 2 and 3 of School Subdivision** **Lot Split**  
1801 Southeast J Street ([LS23-0063](#))
4. **The Mill at The Reserve** **Large Scale Development Extension**  
Southwest Regional Airport Blvd. ([LSD23-0016](#))

**IV. New Business**

***Advertised Public Hearings***

1. **Wiley** **Rezoning\***  
1200 Southwest Elm Tree Road ([RZ24-0010](#))  
**Future Land Use Map Amendment:** R-E, Residential Estate to Medium Density Residential (MDR)  
**Rezoning:** A-1, Agriculture to R-3, Medium-High Density Multifamily Residential
2. **Sponberg** **Rezoning\***  
202 Southwest D Street ([RZ24-0011](#))  
**Future Land Use Map Amendment:** Low Density Residential (LDR) to Medium Density Residential (MDR)  
**Rezoning:** R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
3. **Greenhouse-Highway 12 LLC** **Rezoning\***  
Southwest Regional Airport Boulevard and Greenhouse Road ([RZ24-0012](#))

**Future Land Use Map Amendment:** Open Space to General Commercial  
**Rezoning:** A-1, Agriculture to C-2, General Commercial

4. **Skylight Homes LLC** **Rezoning\***  
3820 GINN RD ([RZ24-0014](#))  
**Future Land Use Map Amendment:** Agriculture to Medium Density Residential (MDR)  
**Rezoning:** R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
5. **Bentonville Film Festival** **Conditional Use Permit\***  
507 Southeast E Street ([CU24-0005](#))  
*For long-term temporary use (3+ days).*
6. **Southwest A Street Food Court** **Conditional Use Permit\***  
405 and 407 Southwest A Street ([CU24-0006](#))
7. **Bentonville High School Sports Facility** **Conditional Use Permit\***  
1701 Southeast C Street ([CU24-0007](#))  
*Educational Facility in A-1 zoning.*
8. **Ramo d'Olive** **Conditional Use Permit\***  
104 Southeast 6th Street ([CU23-0010](#))
9. **Haitham Alley** **Planned Residential Development\***  
Southwest Parnell Road ([PRD22-0004](#))  
*Elevation Revision*
10. **Downtown Bentonville Pocket Community** **Planned Residential Development\***  
204 Northeast 7th Street and 606 Northeast A Street ([PRD24-0001](#))  
**Rezoning:** R-1, Low-Density Single-Family Residential to Planned Residential Development (PRD)
11. **Art. 1300 Tree Preservation and Protection Amendments Ordinance** **Ordinance\***
12. **Art. 1400 Landscaping, Screening and Buffering Amendments** **Ordinance\***
13. **Tree Preservation Manual Ordinance** **Ordinance\***

## V. Other New Business

1. **Casey's General Store** **Waiver**  
Southwest Regional Airport Boulevard and Greenhouse Road ([WAV24-0008](#))  
**Waiver 1:** A waiver from Section 1100.21.k.1 Building Placement  
**Waiver 2:** A waiver from Section 1400.05.b.3 to provide a reduced number of parking islands in the interior of the parking lot.
2. **Benton County** **Waiver**

1300 Southwest 14th Street ([WAV24-0009](#))  
*Waiver from building material requirements.*

- VI. Old Business**
- VII. Other Business**
- VIII. Adjournment**