



**Planning Commission
Meeting Agenda
May 7, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link:

https://us06web.zoom.us/webinar/register/WN_LWBH0GlbQ6eWFaZn15xRuA

I. Call to Order

II. Approval of Minutes

1. **April 16th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lots 26-31, Block 18 of Deming's 2nd Addition** **Lot Split**
Northwest C Street and Northwest 7th Street ([LS24-0014](#))
2. **Lot 1 of Isom Addition** **Property Line Adjustment**
509 Northwest D Street ([PLA24-0006](#))
3. **308 South Walton Boulevard Extension** **Large Scale Development Extension**
308 South Walton Boulevard ([LSD22-0043](#))
4. **Reid Subdivision** **Preliminary Plat Extension**
Southwest Rainbow Farm Road & South Morningstar Road ([PP22-0006](#))

IV. New Business

Advertised Public Hearings

1. **VanWell Investments LLC** **Rezoning***
1011 Southeast C Street ([RZ24-0015](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to High Density Residential (HDR)
Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential
2. **Haney Enterprises, LLC** **Rezoning***
841, 843, 855, & 857 Northwest 14th Street ([RZ24-0017](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: C-2, General Commercial to R-2, Medium Density Two Family and Townhome Residential

3. **Lanterns on 4th** **Planned Unit Development***
Southeast 4th Street ([PUD23-0001](#))
Waiver 1: A waiver from Sec. 1400.09 Landscape Screening of the Land Development Code to provide less screening than required due to conflict with utilities.
4. **Tree Protection and Preservation** **Ordinance***
5. **Art. 1300 Tree Preservation and Protection Amendments** **Ordinance***
6. **Art. 1400 Landscaping, Screening and Buffering Amendments** **Ordinance***

V. Other New Business

1. **The Haven** **Waiver**
905 Southeast 4th Street ([LSD21-0061](#))
Waiver 1: *Sec 501.02 Parking Dimensions*
2. **Memorial Park Maintenance Building** **Large Scale Development**
2000 Northeast Memorial Park Square ([LSD24-0007](#))
Waiver 1: A waiver from Sec.1100.21.e.3, Large-Scale Development Design Standards as it pertains to overhead doors.
Waiver 2: A waiver from Sec 1200.02.b, Determining Necessity for Off-Site Improvements, Direct Access to substandard streets.
Waiver 3: A waiver from Sec 501.07 Surfacing of Parking Lots.
3. **Legacy at Featherston** **Waiver**
Featherston Road & Been Road ([PP23-0001](#))
Waiver 1: Sec. 3.4.5 of the Stormwater Management and Drainage Manual
4. **BHS Sports Facility Addition** **Large Scale Development**
1701 Southeast C Street ([LSD24-0010](#))
Waiver 1: A waiver from Sec 1100.16.b, Right-of-way dedication

VI. Old Business

VII. Other Business

1. <https://www.planbentonville.com/> **Informational**

VIII. Adjournment