



**Planning Commission
Meeting Agenda
May 21, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/83483441571>

I. Call to Order

II. Approval of Minutes

- | | |
|-----------------------------------|------------------------------------|
| 1. May 7th Meeting Minutes | Approval of Meeting Minutes |
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III. Consent Agenda

- | | |
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| 1. Lots 35, 36, 37, & 38 of Limestone Ranch Subdivision | Lot Split |
| Southwest Ranch Road (LS24-0002) | |
| 2. Lots 31, 32, & 33 of Deming's Addition | Lot Split |
| 411 Northwest 5th Street (LS24-0018) | |
| 3. Lots 34, 35, & 36 of Deming's Addition | Lot Split |
| 409 Northwest 5th Street (LS24-0019) | |

IV. New Business

Advertised Public Hearings

- | | |
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| 1. Coffelt Townhomes Laydown Yard | Conditional Use Permit* |
| 501 Southeast C Street (CU24-0008) | |
| 2. Benco 12, LLC for Parc Flex, The
Parc at Bentonville (Amendment) | Planned Unit Development* |
| Southwest Regional Airport Boulevard & Southwest Prime Avenue (PUD24-0001) | |

V. Other New Business

- | | |
|---|--------------------------------|
| 1. Bentonville Adult Recreation Center | Large Scale Development |
| 215 Southwest A Street (LSD23-0049) | |
| Waiver 1: A waiver from Sec. 1400.06 of the Land Development Code to provide a green strip for tree plantings in lieu of tree grates. | |
| 2. Medlin Park Condominiums | Large Scale Development |
| 2303 Medlin Lane (LSD24-0008) | |
| Waiver 1: A waiver from Sec. 1100.01(f) Sight distances at driveways and intersections of the Land Development Code to provide on-street parking within the required sight triangle. | |

3. **Lanterns on 4th** **Large Scale Development**

Large Scale Development

Southeast 4th Street (LSD24-0013)

Waiver 1: A waiver from Sec. 1400.09 Landscape Screening Requirements of the Land Development Code to provide a fence only in lieu of a fence and plantings.

4. Bentonville Street Department Addition	Waiver
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Waiver

3200 Southwest Municipal Drive ([WAV24-0010](#))

VI. Old Business

VII. Other Business

VIII. Adjournment