



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

Registration Link: <https://us06web.zoom.us/j/88120811201>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. May 21st Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Lots 6-9 of Morrison Heights Subdivision
North Walton Boulevard (LS24-0011) | Lot Split |
| 2. Lots 24 & 25, Block 2 of TJ Holland's Subdivision
303 Southwest 4th Street (LS24-0013) | Property Line Adjustment |
| 3. Lot 15, Block 26 of Deming's Second Addition
703 Northwest A Street (LS24-0017) | Property Line Adjustment |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. Catalyst Church
3700 East Central Avenue (CU24-0009) | Conditional Use Permit* |
| 2. Janes
803 Northwest 10th Street (RZ24-0018)
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential | Rezoning* |
| 3. McMillon
900 & 904 Northeast J Street (RZ24-0019)
Future Land Use Map Amendment: Low Density Residential (LDR) to Mixed-use Commercial
Rezoning: R-1, Low-Density Single-Family Residential to C-3, Mixed-Use Commercial | Rezoning* |
| 4. ALWF Lands, LLC | Rezoning* |

1110 Northeast J Street ([RZ24-0020](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

5. **ALWF Lands, LLC** **Rezoning***

1102 Northeast J Street ([RZ24-0021](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

6. **ALWF Lands, LLC** **Rezoning***

1100 Northeast J Street ([RZ24-0022](#))

Future Land Use Map Amendment: Residential Estate to Mixed-use Commercial

Rezoning: A-1, Agriculture to C-3, Mixed-Use Commercial

7. **Walmart Campus PUD Revision 9** **Planned Unit Development Amendment***

Southeast 8th Street ([PUD20-0002](#))

V. Other New Business

1. **Legacy at Featherstone** **Waiver**

Featherston Road & Been Road ([PP23-0001](#))

Waiver 1: Sec. 3.5 (bullet point #5) Minimum Drainage Easement Width shall be 20', of the Stormwater Management and Drainage Manual

2. **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.

VI. Old Business

VII. Other Business

1. **Plan Bentonville Schedule Update** **Informational**

VIII. Adjournment