



**Planning Commission
Meeting Agenda
July 16, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/87068662765>

I. Call to Order

II. Approval of Minutes

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

III. Consent Agenda

IV. New Business

Advertised Public Hearings

1. **Benton County Temporary Parking Lot** **Conditional Use Permit***
207, 209, and 215 Northeast 2nd Street ([CU22-0027](#))
2. **Lopez** **Rezoning***
501 Northwest C Street ([RZ24-0024](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential
3. **Kirchhofer** **Rezoning***
515 Jefferson Street ([RZ24-0026](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low
Density Residential
4. **Walmart Campus PUD Revision 10** **Planned Unit Development
Amendment***
Southeast 8th Street ([PUD20-0002](#))
5. **Catalpa Cottages** **Planned Residential Development***
515 Northwest D Street ([PRD24-0003](#))
Rezoning: R-E, Residential Estate to Planned Residential Development (PRD)

V. Other New Business

1. **NWA Townhomes** **Large Scale Development**
Been Road ([LSD24-0018](#))
Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping
Required to allow for alternative tree planting locations.
Waiver 2: A waiver from Sec. 3.4.1 Item 3 of the Stormwater Management and
Drainage Manual to match the crown rather than flow line of pipes.

VI. Old Business

VII. Other Business

1. **Plan Bentonville update**

Informational

VIII. Adjournment