



**Planning Commission
Meeting Agenda
August 20, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/89885767002>

I. Call to Order

II. Approval of Minutes

- 1. August 6th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. NWA Townhomes Lot Split** **Lot Split**
Featherston Road and Been Road ([LS24-0016](#))
- 2. Lots 4, 5, and 6 of Pabst Addition** **Property Line Adjustment**
4229 Southwest Bright Road ([LS24-0023](#))
- 3. RS PS Lot Line Adjustment** **Property Line Adjustment**
Ginn Road and Southwest Anglin Road ([PLA24-0014](#))
- 4. John Rollow Drive Multi-Family Development** **Large Scale Development Extension**
Southeast John Rollow Drive & Southeast 28th Street ([LSD23-0027](#))

IV. New Business

Advertised Public Hearings

- 1. Sam's Club Home Office Recycling Center** **Conditional Use Permit***
2101 Southeast Simple Savings Drive ([CU24-0012](#))
Temporary Use in C-2, General Commercial.
- 2. Roger J Reid Trust** **Rezoning***
8117 Southwest Morning Star Road ([RZ24-0025](#))
Rezoning: A-1, Agriculture to R-2, Medium Density Two Family and Townhome Residential
Future Land Use Map Amendment: R-E, Residential Estate to Medium Density Residential (MDR)
- 3. BV Way Properties, LLC** **Rezoning***
807 Southeast 3rd Street ([RZ24-0032](#))

Future Land Use Map Amendment: High Density Residential (HDR) to Downtown Commercial

Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

4. **East Central Multi Family Project - Planned Residential Development* WITHDRAWN**

East Central Avenue ([PRD24-0005](#))

Future Land Use Map Amendment:

Rezoning: A-1, Agriculture, R-E, Residential Estate, and RO, Residential Office to Planned Residential Development (PRD)

V. Other New Business

1. **The Marshall Townhomes** **Large Scale Development**

End of Mayflower Road ([LSD24-0024](#))

Waiver 1: A waiver from Sec. 1400.06 Street Frontage Buffer Landscaping Required to allow for alternative tree planting locations.

2. **Square District Multi-Family** **Large Scale Development**

900 Southeast 3rd Street ([LSD24-0025](#))

Waiver 1: A waiver for 2 parking spaces from Section 501.06 Number Of Off-Street Parking Spaces Required to have 10 parking spaces instead of the required 12 parking spaces.

Waiver 2: A waiver of 1 foot width for an ADA parking space from Section 501.02 Parking Dimensions to have an 8' stall instead of the required 9' stall on one ADA parking space.

Waiver 3: A waiver of 1 foot of porch depth from Section 1100.22 Downtown Residential Design Standards to have 5' in porch depth instead of the required 6' in porch depth.

Waiver 4: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have less than 8% of interior greenspace from the required minimum 8% dedicated to interior greenspace for parking lot areas that are 3,000 - 49,999 square feet.

VI. Old Business

VII. Other Business

VIII. Adjournment