



**Planning Commission
Meeting Agenda
September 17, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/82644271428>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. September 3rd Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|--|--|
| 1. Lots 5 & 6 Vivian Farms Subdivision, Phase 2
South Vaughn Road (LS22-0055) | Lot Split |
| 2. Lots 7, 8 & 9 of Mckeehan's 2nd Addition
907 Northwest 9th Street (LS24-0028) | Lot Split |
| 3. Lot 19 Manor Heights Subdivision
410 Northwest H Street (PLA24-0008) | Property Line Adjustment |
| 4. McKissic Springs Subdivision
4800 South Vaughn Road (FP24-0006) | Final Plat |
| 5. The Station Phase 2
1500 Southeast Griffin Drive (LSD22-0064) | Large Scale Development Extension |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. Oak Trace
1003 Southeast 28th Street (CU24-0015)
<i>Kenneling in C-2, General Commercial</i> | Conditional Use Permit* |
| 2. Downtown Bentonville Microbrewery
410 Southwest A Street (CU24-0016)
<i>Microbrewery/Restaurant in D-C, Downtown Core</i> | Conditional Use Permit* |
| 3. Milligan
105 Northwest 6th Street (RZ24-0033)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential | Rezoning* |
| 4. Friendly Inn, LLC | Rezoning* |

504 Northwest A Street ([RZ24-0034](#))

Rezoning: R-1, Low Density Single-Family Residential to DN-2, Downtown
Neighborhood Medium Density Residential

5. **Huffner**

Rezoning*

704 Northwest 7th Street ([RZ24-0035](#))

Rezoning: R-1, Low Density Single-Family Residential to DN-1, Downtown
Neighborhood Low Density Residential

6. **Vaishno Groups, LLC**

Planned Residential Development*

Southwest 14th Street ([PRD24-0007](#))

Rezoning: C-2, General Commercial & C-1, Neighborhood Commercial to
Planned Residential Development (PRD)

Future Land Use Map Amendment: General Commercial to Medium Density
Residential (MDR)

V. Other New Business

1. **Elm Tree Road Sidepath**

Waiver

Southwest Elm Tree Road ([TIP24-0005](#))

Drainage Manual Waiver

VI. Old Business

VII. Other Business

1. **Cottage Court Discussion**

Informational

VIII. Adjournment