



**Planning Commission
Meeting Agenda
October 15, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/86919437448>

I. Call to Order

II. Approval of Minutes

- | | |
|---------------------------------------|------------------------------------|
| 1. October 1st Meeting Minutes | Approval of Meeting Minutes |
|---------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|------------------|
| 1. Lots 3 and 4 of Gerber Subdivision | Lot Split |
| Southwest 14th Street (LS24-0030) | |
| 2. Lots 18, 19, 20, & 21, Block 16 Demings 2nd Addition | Lot Split |
| Northwest 5th Street (LS24-0033) | |
| 3. Lots 8, 9 & 10 of Green Acres Subdivision | Lot Split |
| 1003 Northwest A Street (LS24-0034) | |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. PUD / PRD Rezoning Request Timing | Ordinance* |
| <i>(Withdrawn)</i> | |
| Sets forth the criteria for a new zoning amendment application to be considered "significantly different" from a previously denied zoning amendment, and thereby eligible to be docketed. | |
| 2. Southwest A Food Court | Conditional Use Permit* |
| 405 Southwest A Street (CU24-0018) | |
| <i>Outdoor Vendor Park in DC Zoning in Perpetuity & Storage Container as Long-term Temporary Use</i> | |
| 3. Hall | Rezoning* |
| 9823 Gaston Road (RZ24-0036) | |
| Future Land Use Map Amendment: Agriculture to Residential Estate | |
| Rezoning: A-1, Agriculture to R-E, Residential Estate | |
| 4. Canvas Church | Rezoning* |
| 1106 Northwest 10th Street (RZ24-0039) | |

Rezoning: R-1, Low-Density Single-Family Residential to C-2, General Commercial

5. **Echelon** **Planned Residential Development***
1602 Northwest 3rd Street ([PRD24-0004](#))
Future Land Use Map Amendment: Open Space to Low Density Residential (LDR)
Rezoning: R-1, Low-Density Single-Family Residential and R-E, Residential Estate to Planned Residential Development (PRD)
6. **Vaishno Groups, LLC** **Planned Residential Development***
Southwest 14th Street ([PRD24-0007](#))
Future Land Use Map Amendment: C-1, Neighborhood Commercial and C-2, General Commercial to Planned Residential Development (PRD)
Rezoning: General Commercial to Medium Density Residential (MDR)
7. **ALWF LANDS LLC** **Planned Residential Development***
1100 and 1102 Northeast J Street ([PRD24-0008](#))
Future Land Use Map Amendment: R-E, Residential Estate to Low Density Residential (LDR)
Rezoning: R-E, Residential Estate to Planned Residential Development (PRD)

V. Other New Business

1. **McCollum Sidepath Phase 2** **Waiver**
McCollum Road ([TIP24-0002](#))
Street Specifications
2. **Parachuting Penguins** **Waiver**
801 Southeast 22nd Street ([LSD23-0013](#))
Street Improvements
3. **The Benton Multi-Family** **Large Scale Development**
Southwest Parnell Drive ([LSD24-0031](#))
Waiver 1: A waiver from Section 1400.08 Interior Parking Lot Landscaping Required to have fewer tree plantings in the interior parking islands than the required minimum.
4. **Bentonville Billiards** **Large Scale Development**
Southeast Eagle Way ([LSD24-0033](#))
5. **Casey's General Store** **Large Scale Development**
Corner of Greenhouse Road and Southwest Regional Airport Boulevard ([LSD24-0036](#))

VI. Old Business

1. **U-Haul SW 14th Street** **Large Scale Development**
Southwest 14th Street, east of Elm Tree Road ([LSD24-0002](#))
Waiver 1: A Waiver from Sec 1100.21 (e) (3) Loading Dock Prohibited on Primary Street-Facing Facade

VII. Other Business

VIII. Adjournment