



**Planning Commission
Meeting Agenda
November 19, 2024
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/89265112651>

I. Call to Order

II. Approval of Minutes

1. **November 5th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Cottages at Simpson Farm** **Large Scale Development Extension**
Arkansas Highway 112 ([LSD23-0041](#))
2. **JB Townhomes RW Dedication & Easement Plat** **Property Line Adjustment**
823 Northwest 14th Street ([PLA24-0027](#))
3. **Lot 1, Walmart Campus Sub Ph 10 (Zone 4 Ph 6)** **Final Plat**
1500 Southeast 8th Street ([FP24-0015](#))
4. **Bentenwoods Subdivision** **Preliminary Plat Extension**
South Vaughn Road ([PP21-0026](#))

IV. New Business

Advertised Public Hearings

1. **GREENHOUSE-HIGHWAY 12 LLC** **Rezoning***
Greenhouse Road ([RZ24-0042](#))
Future Land Use Map Amendment: Open Space to General Commercial
Rezoning: A-1, Agriculture to C-2, General Commercial
2. **Stelte** **Rezoning***
312 Northwest 7th Street ([RZ24-0043](#))
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown
Neighborhood Medium Density Residential
3. **Wal-Mart Stores Inc** **Rezoning***
East Central Avenue ([RZ24-0044](#))
Rezoning: RO, Residential Office to C-2, General Commercial
4. **Paulsen Revocable Trust** **Rezoning***
12815 Motley Road ([RZ24-0046](#))

Future Land Use Map Amendment: Agricultural to Low Density Residential
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential

5. **Plan Bentonville** **Resolution ***

V. Other New Business

1. **McAuley Place** **Large Scale Development Amendment**
Southwest 41st Street and Southwest I Street ([LSD22-0066](#))

2. **Thaden Elementary School** **Large Scale Development**
1000 Benton Street ([LSD24-0045](#))

Waiver 1: A waiver from the minimum ground-floor glazing percentage in downtown zoning districts.

Waiver 2: A waiver from the building placement provision at the maximum setback for downtown zoning districts.

VI. Old Business

1. **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)

VII. Other Business

VIII. Adjournment