



**Planning Commission
Meeting Agenda
December 3, 2024
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us06web.zoom.us/j/89170871094>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. November 19th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|--|---------------------------------|
| 1. Lot 28, Block 17 Deming's Second Addition
414 Northwest 5th Street (LS24-0042) | Lot Split |
| 2. Lots 57 & 58 of Skyview Acres Subdivision
1204 Lockheed Street (LS24-0041) | Lot Split |
| 3. Lot 14, Block 3 of Railroad Addition Creating Lot 28
311 South Main Street (PLA24-0029) | Property Line Adjustment |

IV. New Business

Advertised Public Hearings

- | | |
|--|---------------------|
| 1. Kelley
716 West Central Avenue (RZ24-0047)
Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low Density Residential | Rezoning* |
| 2. Plan Bentonville | Resolution * |

V. Other New Business

- | | |
|---|--------------------------------|
| 1. Walmart Welcome Center Street Naming
1301 Southeast 8th Street (WAV24-0014)
<i>A waiver from Article 1600 Addressing.</i> | Waiver |
| 2. J Street Apartments
3110 Southeast J Street (LSD24-0012) | Large Scale Development |

Waiver 1: Sidewalk and width waiver from Local Street Standards

Waiver 2: Off-Street parking requirements

Waiver 3: Compact parking spaces

VI. Old Business

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-1, Neighborhood Commercial and C-2, General Commercial

VII. Other Business

1. Central and Battlefield - Planned Unit Development Amendment* WITHDRAWN

2516 East Central Avenue ([PUD22-0002](#))

Rezoning: Planned Unit Development (PUD) to Planned Unit Development (PUD)

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT. NO VOTE WILL BE HELD ON THIS ITEM.

2. Setting of the 2025 Calendar

Discussion

VIII. Adjournment