



**Planning Commission
Meeting Agenda
January 7, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83138973015>

I. Call to Order

II. Approval of Minutes

- | | |
|---|------------------------------------|
| 1. December 10th Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. WMC Welcome Center and Hotel
Zone 02S
1301 Southeast 8th Street (FP24-0007) | Final Plat |
| 2. Lots 6 and 7 of Simpson Family
Subdivision
Heagerty Road (LS24-0038) | Lot Split |
| 3. Lots 10 and 11, Prime Parc
Subdivision
Southwest Regional Airport Boulevard (LS24-0040) | Lot Split |
| 4. Lots 11 and 12 of Bentonville Heights
Addition
810 Northwest 11th Street (LS24-0044) | Lot Split |
| 5. Lot 15, Block 3 of Lincoln and Rice
Addition
103 Northeast H Street (LS24-0046) | Lot Split |
| 6. Lot 21, Block 1 of Smartt's Addition
407 Southwest A Street (PLA24-0032) | Property Line Adjustment |
| 7. Lot 1 of Airport Road Shopping
Center Subdivision
1261 Southwest Regional Airport Boulevard (PLA24-0025) | Property Line Adjustment |

IV. New Business

Advertised Public Hearings

- | | |
|---------------------------------------|--------------------------------|
| 1. East Central Parking Garage | Conditional Use Permit* |
|---------------------------------------|--------------------------------|

300 E Central Avenue ([CU23-0025](#))

2. **Beiler Family Trust** **Rezoning***

1102 Northwest A Street ([RZ24-0045](#))

Future Land Use Map Amendment: Open Space to High Density Residential

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential

3. **Kelley**

718 West Central Avenue ([RZ24-0047](#))

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

4. **Amazing Land Development** **Rezoning***

1600 and 1602 Northwest 3rd Street ([RZ24-0051](#))

Future Land Use Map Amendment: Open Space to Low Density Residential (LDR)

Rezoning: R-E, Residential Estate to R-1, Low-Density Single-Family Residential

V. **Other New Business**

1. **AMP Sign and Banner** **Waiver**

907 Southeast 21st Street ([WAV24-0016](#))

Waiver 1: Sec. 1400.08 Interior Parking Lot Landscaping

Wavier 2: Drainage Manual

Waiver 3: Sec. 1400.06 Street Frontage Landscaping

Waiver 4: Sec. 1100.02 Access Management

2. **Waiver for the dedication of public right of way for SW G between Central and SW 2nd St** **Waiver**

801 W Central Avenue ([LS24-0052](#))

3. **Lots 52 and 55 of Dicksons Addition** **Property Line Adjustment**

718 West Central Avenue ([PLA24-0001](#))

4. **Thaden Gym** **Large Scale Development**

201 Southeast 10th Street ([LSD24-0046](#))

Waiver 1: Sec. 501.06 Number of Off-street Parking Spaces Required

Waiver 2: Sec. 1100.21.f.i.1 Vertical Articulation

Waiver 3: Sec. 1100.23.d.1.c Glazing

Waiver 4: Sec. 1100.23.d.1.d Corner Architecture

Waiver 5: Sec. 1100.23.d.2.a Building Placement

VI. **Old Business**

VII. **Other Business**

1. **Plan Bentonville - Draft Alignment Policy** **Discussion**

VIII. **Adjournment**