



**Planning Commission
Meeting Agenda
January 21, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/87905689938>

I. Call to Order

II. Approval of Minutes

1. **January 7th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Phillips Village** **Property Line Adjustment**
3101 & 3103 South Walton Boulevard ([PLA24-0031](#))
2. **Poigai Estates Phase 3** **Final Plat**
Southwest Bright Road ([FP24-0018](#))
3. **Brier Hill Subdivision Phase 1** **Final Plat**
Southwest Featherston Road and Southwest 28th Street ([FP24-0019](#))
4. **Gator Development Subdivision Phase 1** **Preliminary Plat**
1386 Southwest Gator Boulevard ([PP24-0004](#))
5. **Lots 25, 26 and 27, Block 3 of W.A. Burk's Addition** **Lot Split**
Northwest A Street ([LS24-0032](#))
6. **Lots 45 and 46, McAndrew & Jackson Addition** **Lot Split**
704 Northwest 7th Street ([LS24-0054](#))
7. **Valley Multifamily Subdivision** **Preliminary Plat**
Southwest 2nd Street ([PP24-0009](#))

IV. New Business

Advertised Public Hearings

1. **Edified Properties** **Rezoning***
1202 Convair Street ([RZ24-0048](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)

Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential

2. **Edified Properties** **Rezoning***
1204 Convair Street ([RZ24-0049](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
3. **Edified Properties** **Rezoning***
1206 Convair Street ([RZ24-0050](#))
Future Land Use Map Amendment: Low Density Residential (LDR) to Medium Density Residential (MDR)
Rezoning: R-1, Low-Density Single-Family Residential to R-2, Medium Density Two Family and Townhome Residential
4. **Plan Bentonville: Future Land Use Map and Alignment Policy** **Resolution ***

V. Other New Business

1. **AWSOM Campus Housing** **Large Scale Development**
1100 Northeast J Street ([LSD24-0055](#))
Waiver 1: Sec. 1400.09.c Screen Type A: Opaque Screen.
Wavier 2: Sec. 1400.06.d Number of trees required.

VI. Old Business

1. **Beiler Family Trust** **Rezoning***
1102 Northwest A Street ([RZ24-0045](#))
Future Land Use Map Amendment: Open Space to Medium Density Residential
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential
2. **Thaden Gym** **Large Scale Development**
201 Southeast 10th Street ([LSD24-0046](#))
Parking Waiver: Sec. 501.06 Number of Off-street Parking Spaces Required
Building Waivers: Sec. 1100.21.f.i.1 Vertical Articulation; Sec. 1100.23.d.1.c Glazing; Sec. 1100.23.d.1.d Corner Architecture; Sec. 1100.23.d.2.a Building Placement

VII. Other Business

VIII. Adjournment