



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

Registration Link: <https://us02web.zoom.us/j/83629568522>

I. Call to Order

II. Approval of Minutes

- | | |
|---------------------------------|-----------------------------|
| 1. February 4th Meeting Minutes | Approval of Meeting Minutes |
|---------------------------------|-----------------------------|

III. Consent Agenda

- | | |
|---|--------------------------|
| 1. I-14 Subdivision
Southwest I Street (FP24-0008) | Final Plat |
| 2. Lot 59 & 60 of Skyview Acres
1108 Lockheed Street (LS24-0053) | Lot Split |
| 3. Lots 61 & 62 of Skyview Acres Subdivision
1100 Lockheed Street (LS24-0047) | Lot Split |
| 4. Lot 28, Block 5 W. A. Burk's Addition
940 North Main Street (PLA25-0002) | Property Line Adjustment |
| 5. Freddy's Frozen Custard
3308 Southwest 14th Street (LSD24-0042) | Large Scale Development |
| 6. Hangers at Thaden Field
Southwest I Street (LSD24-0054) | Large Scale Development |

IV. New Business

- | | |
|---|-------------------------|
| 1. Aadhira Townhomes
Town Vu Road (LSD24-0053) | Large Scale Development |
| 2. Bentonville Water Resource Recovery Facility Improvements
LSD25-0008 | Large Scale Development |

Advertised Public Hearings

- | | |
|--------------------|-------------------------|
| 1. Johnston | Conditional Use Permit* |
|--------------------|-------------------------|

1402 Shane Lane ([CU25-0007](#))
Religious facility in C-2, General Commercial zoning.

2. **Gemper** **Rezoning***

401 Southeast G Street ([RZ25-0005](#))
Rezoning: R-ZL, Residential Zero Lot Line to DN-2, Downtown Medium Density Residential

3. **Kaler** **Rezoning***

212 Southwest C Street ([RZ25-0006](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential

4. **Tallapati** **Rezoning***

305 Southeast Henry Street ([RZ25-0007](#))
Rezoning: DN-3, Downtown High Density Residential to DE, Downtown Edge

5. **Applejack II Townhomes** **Planned Residential Development***

Valley Street ([PRD25-0001](#))
Rezoning: DE, Downtown Edge, RO, Residential Office, R-1, Low-Density Single-Family Residential to Planned Residential Development (PRD)

V. **Other New Business**

VI. **Old Business**

1. **801 W Central Right of Way Waiver** **Waiver**

VII. **Other Business**

1. **Plan Bentonville: Phase II** **Discussion**

Status update: zoning and development code revisions

VIII. **Adjournment**