



**Planning Commission
Meeting Agenda
March 18, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/88970855782>

I. Call to Order

II. Approval of Minutes

- | | |
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| 1. March 4th Meeting Minutes | Approval of Meeting Minutes |
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III. Consent Agenda

- | | |
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| 1. Lots 13 & 14, Block F of Orchard Addition
414/ 416 Southeast 6th Street (PLA24-0019) | Property Line Adjustment |
| 2. Lots 18-22, Block 1 Young's Addition
305 Southeast F Street (LS24-0057) | Lot Split |
| 3. Lots 17 and 18, Block 15 of Demings 2nd Addition
504 Northwest B Street (LS24-0056) | Lot Split |
| 4. Harper Hill Subdivision
Located at the northerly extension of NW J St, west of N. Walton
(PP24-0010) | Preliminary Plat |

IV. New Business

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. Bike Fest 2025
1807 Southwest 2nd Street (CU25-0006)
<i>Long-term Temporary Use in PUD, Planned Unit Development.</i> | Conditional Use Permit* |
| 2. Emma Properties, LLC
701 Southeast 5th Street (RZ25-0004)
Rezoning: I-2, Heavy Industrial to DE, Downtown Edge | Rezoning* |
| 3. Johnson
701 Southwest 2nd Street (RZ25-0008)
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown Medium Density Residential | Rezoning* |

4. **Garrett** **Rezoning***
1600 Northwest 3rd Street ([RZ25-0011](#))
Rezoning: RE Residential Estate to R-1, Low Density Single Family Residential
5. **Limestone LLC** **Rezoning***
Southwest 41st Street and Southwest Ranch Road ([RZ25-0010](#))
Rezoning: Planned Unit Development (PUD) to R-3, Medium-High Density Multifamily Residential
6. **C3 Mixed Use Zoning District Amendment** **Ordinance***

V. Other New Business

1. **Waiver of the drainage manual for the Minimum Drainage Easement Width (requesting 10' instead of 20')** **Waiver**

VI. Old Business

1. **Freddy's Frozen Custard - Pork Chop Discussion** **Discussion**

VII. Other Business

VIII. Adjournment