



**Planning Commission
Meeting Agenda
April 1, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/87530492042>

I. Call to Order

II. Approval of Minutes

- | | |
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| 1. March 18th Meeting Minutes | Approval of Meeting Minutes |
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III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Lots 4-7 of the Reserve Subdivision
Northwest corner of Southwest Regional Airport Boulevard and Greenhouse Road (LS24-0031) | Lot Split |
| 2. Lots 28 and 29 of Quail Run Subdivision
312 Quail Run Circle (PLA24-0020) | Property Line Adjustment |
| 3. Lot 1 of LSP Addition
3302 Southeast L Street (PLA24-0034) | Property Line Adjustment |
| 4. Echelon
1602 Northwest 3rd Street (PP25-0003) | Preliminary Plat |

IV. New Business

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| 1. Opal Park's off-site improvements
PP23-0003 | Discussion |
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Advertised Public Hearings

- | | |
|---|-------------------|
| 1. Establishing a lot size standard for Attached Single Family dwellings in the R-2 Medium Density Zone | Ordinance* |
| 2. Early Build Ordinance | Ordinance* |
| 3. Whitebox @ Market LLC
801 SE G Street, 802 SE H Street (RZ25-0012)
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge | Rezoning* |

4. **Sumalinog** **Rezoning***
804 SE H ST ([RZ25-0013](#))
Rezoning: R-1, Low-Density Single-Family Residential to DE, Downtown Edge
5. **Banwarth** **Rezoning***
10592 Phillips Cemetery Road ([RZ25-0014](#))
Rezoning: A-1, Agriculture to R-1, Low-Density Single-Family Residential
6. **Sage Valley** **Planned Residential Development***
Valley Street ([PRD25-0002](#))
Rezoning: Planned Residential Development (PRD) to Planned Residential Development (PRD)
Applicant Request Tabling to allow time for the northerly lots to be reconfigured

V. Other New Business

1. **Catalyst Church** **Large Scale Development**
Waiver 1: Landscaping: Section 1400.8 of the Development Code requires a continuous planting isle for double rows of parking.
Waiver 2: Maximum depth of detention ponds

VI. Old Business

VII. Other Business

VIII. Adjournment