



**Planning Commission
Meeting Agenda
April 15, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84100687243>

I. Call to Order

II. Approval of Minutes

- | | |
|-------------------------------------|------------------------------------|
| 1. April 1st Meeting Minutes | Approval of Meeting Minutes |
|-------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|--|
| 1. Hancock Residential
Northwest corner of SE E and SE 7th (LSD25-0016) | Large Scale Development |
| 2. Elzey's Subdivision
405 SW 4TH ST (PLA25-0007) | Property Line Adjustment |
| 3. Phasing / Bonding for JB Townhomes
823 NW 14th St. (LSD23-0001) | Large Scale Development
Amendment |
| 4. Benton County Justice Center
2401 Melissa Drive (LSD25-0015) | Large Scale Development |
| 5. Tara Ridge Phasing

SW Topping Ln (LSD21-0073) | Large Scale Development
Amendment |
| 6. Lanterns on 4th

Southeast 4th Street (LSD24-0013) | Large Scale Development
Extension |

IV. New Business

Advertised Public Hearings

- | | |
|--|--------------------------------|
| 1. Bentonville Film Festival
507 Southeast E Street (The Momentary) (CU25-0010)
<i>For long-term temporary use (3+ days).</i> | Conditional Use Permit* |
| 2. Desi District
2301 SW Regional Airport Boulevard (CU25-0011)
<i>Restaurant Use in C-1, Neighborhood Commercial.</i> | Conditional Use Permit* |

3. **Suen** **Rezoning***
515 NW D ST. ([RZ25-0017](#))
Rezoning: R-E, Residential Estate to DN-1, Downtown Low Density Residential
(Standard Review)

4. **Recchia** **Rezoning***
301 SE B ST. ([RZ25-0015](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
Medium Density Residential (Enhanced Review)
*Staff request tabling to allow for another notice package to be sent out with a
modified legal description.*

V. Other New Business

1. **Review of the Enhanced Review
Criteria for the Future Land Use
alignment policy** **Discussion**

VI. Old Business

1. **Opal Park's off-site improvements** **Vote**
([PP23-0003](#))
2. **Establishing a lot size standard for
Attached Single Family dwellings in
the R-2 Medium Density Zone** **Ordinance***
Modification setting 25' minimum frontage and 2,500 SF minimum lot area standards
for Single Family Attached
3. **Freddy's Frozen Custard** **Informational**
3308 SW 14th Right in right out (pork chop) outcome with ARDOT

VII. Other Business

1. **Sewer Basins Update** **Informational**
The Southwest Lift Station Basin and Shewmaker Basin are nearing design
capacity.

VIII. Adjournment