



**Planning Commission
Meeting Agenda
May 6, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83141561629>

I. Call to Order

II. Approval of Minutes

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| 1. April 15th Meeting Minutes | Approval of Meeting Minutes |
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III. Consent Agenda

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|---|---------------------------------|
| 1. Dickson's Addition
801 West Central (LS24-0052) | Lot Split |
| 2. Gateway Park Addition, Lots 6 & 7
5000 SW Regional Airport Blvd. (LS25-0004) | Lot Split |
| 3. Green Acres Subdivision
1003 NW A ST (PLA25-0003) | Property Line Adjustment |
| 4. Happy Homes Subdivision
1185 Bella Vista RD (PLA25-0008) | Property Line Adjustment |
| 5. Walmart Campus Subdivision Phase 14
North of SE 8th, West of MLK (FP24-0022) | Final Plat |
| 6. Will Moore Subdivision Ph 3
SW Journey Lane (PLA25-0011) | Easement Plat |

IV. New Business

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| 1. Shell Road Subdivision
SW Shell Rd, east of N. Rainbow Farm Rd (PP24-0008)
Waiver #1 Street Trees: to move the street trees along Shell road north, 25' from the back of the sidewalk instead of 20'.
Waiver #2 Drainage Design: to allow the pipe to be place to match the flowlines instead of the soffit of the pipes. | Preliminary Plat |
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Advertised Public Hearings

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| 1. Dave Peel Music Venue
Between Central and SE 2nd, west of SE B St (CU25-0009) | Conditional Use Permit* |
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Outdoor Music Venue in Downtown Core

2. **McAuley Place Childcare Facility** **Conditional Use Permit***
797 SW I Street ([CU25-0014](#))
Licensed Child Care Facility in R-3
3. **S3 Ventures LLC** **Rezoning***
Southeast corner of SW Regional Airport Blvd and SW Chickadee St. ([RZ25-0009](#))
Rezoning: A-1, Agriculture and C-2, General Commercial to C-3, Mixed-Use Commercial. (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)
5. **VanWell Investments LLC** **Rezoning***
1011 Southeast C Street ([RZ25-0019](#))
Rezoning: R-1, Low-Density Single-Family Residential to DN-4, Downtown Mixed-Use Residential (Standard Review)
6. **Scope Towers, LLC** **Rezoning***
1703 SE J ST ([RZ25-0020](#))
Rezoning: R-1, Low-Density Single-Family Residential & A-1, Agriculture to C-3, Mixed-Use Commercial (Standard Review)
7. **404 GLV LLC** **Rezoning***
710 NW 7TH ST ([RZ25-0022](#))
Rezoning: R-1, Low-Density Single-Family Residential to R-3, Medium-High Density Multifamily Residential (Enhanced Review)
8. **Uncommon Developers** **Planned Unit Development***
North East Corner of Central and Battlefield ([PUD22-0002](#))
Central and Battlefield PUD amendment

V. Other New Business

1. **Dave Peel Play Park and Event Park** **Large Scale Development**
North and South of SE 2nd at SE A St. ([LSD25-0013/14](#))
2. **2nd St Subdivision Street Waiver** **Waiver**
901 NE 2nd ([LSD25-0017 Waiver](#))
Waiver of half-width street improvements for a Large Scale Development

VI. Old Business

1. **Sage Valley** **Planned Residential Development***
Valley Street ([PRD25-0002](#))
Rezoning: Planned Residential Development (PRD) to Planned Residential Development (PRD)
2. **Suen** **Rezoning***
515 NW D ST ([RZ25-0017](#))
Rezoning: R-E, Residential Estate to DN-1, Downtown Low Density Residential (Standard Review)

VII. Other Business

VIII. Adjournment