



**Planning Commission
Meeting Agenda
June 3, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/82279760072>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. May 20th Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|--|-----------------------------------|
| 1. Lot 37 Skyview Acres Subdivision
1006 Lockheed St (LS25-0005) | Lot Split |
| 2. RV PS Subdivision Phase 1
3820 Ginn Road (PP24-0003) | Preliminary Plat Extension |
| 3. Demings 2nd Addition
312 NW 7TH ST (LS25-0019) | Lot Split |
| 4. Town Vu Subdivision
306 SW Tater Black Rd (PLA25-0013) | Lot Split |
| 5. Lots 31 & 32 of Eden's Brooke Subdivision
3701 SW Banbury Dr. (LS25-0021) | Lot Split |
| 6. Sunset Addition
909 Northwest 9th Street (LS25-0014) | Lot Split |
| 7. O2B Kids
301 Southwest Unity Boulevard (LSD25-0018) | Large Scale Development |

IV. New Business

- | | |
|--|--------------------------------|
| 1. Northwest Assembly Church
301 Southwest Unity Boulevard LSD25-0012)
Waiver 1: 9.2.2 Channel Cross Sections
Waiver 2: Section III- Flow in Storm Drainage and Drainage Appurtenances,
3.3.4 Minimum Grades. | Large Scale Development |
|--|--------------------------------|

Advertised Public Hearings

- | | |
|---|--------------------------------|
| 1. E. Central Garage Job Trailer | Conditional Use Permit* |
|---|--------------------------------|

314 NE 2nd St. ([CU25-0016](#))

Temporary job trailer in R-1, Low-Density Single-Family Residential

2. **Brightbox LLC** **Rezoning***

802 and 804 SE G Street ([RZ25-0021](#))

Rezoning: DN-3, Downtown High Density Residential and R-3, Medium-High Density Multifamily Residential to DE, Downtown Edge

3. **Indiana Ave Real Holdings, LLC** **Rezoning***

2303 Douglas ST ([RZ25-0023](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

4. **Indiana Ave Real Holdings, LLC** **Rezoning***

2305 Douglas ST ([RZ25-0024](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

5. **Paruchuris Estate LLC** **Rezoning***

SW Regional Airport Blvd, Parcel Number: 01-11476-000 ([RZ25-0025](#))

Rezoning: R-O, Residential Office to DN-4, Downtown Mixed Use Residential (Standard Review)

6. **Bentonville 424 SW C LLC** **Rezoning***

424 SW C ST ([RZ25-0026](#))

Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown Medium-High Density Residential (Standard Review)

V. Other New Business

VI. Old Business

1. **Revised Enhanced Review Criteria
for the Future Land Use alignment
policy** **Resolution ***

VII. Other Business

VIII. Adjournment