



**Planning Commission
Meeting Agenda
June 17, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83267757148>

I. Call to Order

II. Approval of Minutes

- | | |
|------------------------------------|------------------------------------|
| 1. June 3rd Meeting Minutes | Approval of Meeting Minutes |
|------------------------------------|------------------------------------|

III. Consent Agenda

- | | |
|---|---------------------------------|
| 1. Parachuting Penguins Warehouse
729 SE 22nd St. (LSD25-0021) | Large Scale Development |
| 2. AWSOM Lands Subdivision
1001 NE J Street (PLA23-0009) | Property Line Adjustment |
| 3. Walmart Campus Subdivision, Lot 1, Phase 19

905 Southeast J Street (FP25-0008) | Final Plat |
| 4. Walmart Campus Subdivision, Lot 1, Phase 20
1106 Southeast 5th (FP25-0009) | Final Plat |
| 5. Plateau Properties
NW Kolob Creek Cove (PP25-0002) | Preliminary Plat |

IV. New Business

Advertised Public Hearings

- | | |
|--|------------------|
| 1. Black Pine Construction & Development, LLC
868 Northwest B Street (RZ25-0027)
Rezoning: R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (Standard Review) | Rezoning* |
| 2. Ehret
1001 Convair St (RZ25-0029) | Rezoning* |

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

3. **Walmart Campus** **Planned Unit Development Amendment***

Southeast 8th Street ([PUD20-0002](#))

Revision 19.

4. **Territorial Jurisdiction (*Planning Area Boundary*)** **Ordinance***

Recent state legislation requires municipalities to modify existing codes.

5. **Traditional Neighborhood Place Type Amendment** **Resolution ***

Removes small-scale apartments from the Place Type.

6. **Accessory Dwelling Amendment** **Ordinance***

Recent state legislation requires municipalities to modify existing codes.

V. Other New Business

VI. Old Business

1. **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

VII. Other Business

VIII. Adjournment