



**Planning Commission
Meeting Agenda
August 19, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/83180203429>

I. Call to Order

II. Approval of Minutes

1. **August 5th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **NW K Townhomes** **Large Scale Development**
101 Northwest K Street ([LSD25-0006](#))
Waiver: Section 1100.02(a)(3) Distance between the curb cut and the intersection with Central. Applicant is requesting 72' instead of the required 100' to allow for the project to be laid out as proposed.
2. **Skyview Acres, Lots 7 and 8** **Lot Split**
1202 Convair Street ([LS25-0008](#))
3. **The Reserve Subdivision, Lots 8 & 9** **Property Line Adjustment**
3704 Southwest Regional Airport Boulevard ([PLA25-0022](#))

IV. New Business

1. **Morgan Sidewalk Waiver** **Waiver**
38 Meadowbrook Circle ([WAV25-0011](#))
A waiver from Section 1100.15 (d), requirement of property owner to construct sidewalk.
2. **HWY 102 Townhomes** **Large Scale Development**
3331 Southwest 14th Street ([LSD25-0020](#))
Waiver: Section 1100.02(a)(6) Distance between curb cuts. Code requires 250' from the existing driveway on Hwy 102 to the west. The applicant is requesting 54' due to the large retaining wall that precludes a shared driveway solution for the project.

Advertised Public Hearings

1. **Walmart Campus** **Planned Unit Development Amendment***
The south side of SE 10th St, west of Excellence Dr. ([PUD20-0002](#)) *Revision 20.*

2. **Southern Sights LLC** **Rezoning***
 800 Northwest D Street ([RZ25-0031](#))
 Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
 Medium Density Residential (Standard Review)
3. **Southern Sights LLC** **Rezoning***
 802 Northwest D Street ([RZ25-0032](#))
 Rezoning: R-1, Low-Density Single-Family Residential to DN-2, Downtown
 Medium Density Residential (Standard Review)
4. **Dragon Real Estate LLC, Michael** **Rezoning***
 Reddock
 517 Hook Street ([RZ25-0034](#))
 Rezoning: R-1, Low-Density Single-Family Residential to DN-1, Downtown Low
 Density Residential (Standard Review)

V. Other New Business

VI. Old Business

1. **Amendment to the Large Scale** **Ordinance***
 Development expiration
 requirements

VII. Other Business

VIII. Adjournment