



**Planning Commission
Meeting Agenda
October 21, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84097027436>

I. Call to Order

II. Approval of Minutes

1. **October 7th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

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|---|---------------------------------|
| 1. Harmony Hills Subdivision | Preliminary Plat |
| 8117 South Morningstar Road (PP25-0004) | |
| 2. Deming's 2nd Addition, Block 16, Lots 18-21 | Lot Split |
| 300, 302, 308, and 310 Northwest 5th Street (LS24-0033) | |
| 3. Deming's Addition, Block 6, Lots 37-42 | Lot Split |
| 431, 433, 441, 443, 451, & 453 Northwest Loblolly Lane (LS25-0035) | |
| 4. Deming's Addition, Block 6, Lots 43-48 | Lot Split |
| 430, 432, 440, 442, 450, & 452 Northwest Loblolly Lane (LS25-0036) | |
| 5. Lot 2 of Calvary Tabernacle Addition & Lot 3 of Dean Addition | Property Line Adjustment |
| 2610 East Central Avenue & 2906 Blueberry Lane (PLA25-0024) | |
| 6. McDonald's | Large Scale Development |
| 3704 Southwest Regional Airport Boulevard (LSD25-0011) | |
| 7. Applejack II Townhomes | Preliminary Plat |
| 904 Southeast Residents Way (PP25-0005) | |
| 8. Curtis Heights, Lots 18 & 19 | Lot Split |
| 810 Northwest 13th Street (LS25-0028) | |

IV. New Business

Advertised Public Hearings

1. **Tusk & Trotter Roof Replacement** **Conditional Use Permit***
110 Southeast A Street ([CU25-0030](#))
Noise Ordinance violation for night work
2. **JP Springdale, LLC & JP Enterprises, LLC** **Rezoning***
2005 East Central Avenue ([RZ25-0040](#))
Rezoning: C-2, General Commercial to C-3, Mixed-Use Commercial (Enhanced Review)
3. **Christ the King Lutheran Church** **Rezoning***
406 West Central Avenue ([RZ25-0041](#))
Rezoning: R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential (Enhanced Review)
4. **Darling** **Rezoning***
119 Southeast F Street ([RZ25-0042](#))
Rezoning: R-1 Low Density Single Family Residential to DN-4, Downtown Mixed-Use Residential (Standard Review)
- V. Other New Business**
 1. **Roy Sidewalk Waiver** **Waiver**
300 NE M Street ([WAV25-0017](#))
Waiver from Section 1100.15(b)(2) Sidewalk Requirements
- VI. Old Business**
- VII. Other Business**
 1. **Plan Bentonville Update** **Informational**
- VIII. Adjournment**