



**Planning Commission
Meeting Agenda
November 18, 2025
Bentonville City Hall
Tech Review: 4:00 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/84164169811>

I. Call to Order

II. Approval of Minutes

1. **November 4th Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Original Town of Bentonville, Lot 237** **Property Line Adjustment**
403 West Central Avenue ([PLA25-0026](#))
2. **Lefors Addition, Lot 23** **Property Line Adjustment**
510 West Central Avenue ([PLA25-0030](#))
3. **John Rollow Multi-family Phasing Request** **Large Scale Development Amendment**
2800-2900 Block of SE John Rollow Dr (south of 28th) ([LSD23-0027](#))
4. **McKissic Springs West** **Preliminary Plat Extension**
Motley Road and South Vaughn Road (Hwy 279) ([PP23-0007](#))

IV. New Business

1. **Maningas Cosmetic Surgery sidewalk waiver request** **Waiver**
2607 N Walton ([WAV25-0018](#))

Advertised Public Hearings

1. **Little Colors Academy LLC - Unit 1** **Conditional Use Permit***
3004 SW Windrift Ave, Unit1 ([CU25-0032](#))
Child care - licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.
2. **Little Colors Academy LLC - Unit 2** **Conditional Use Permit***
3004 SW Windrift Ave. Unit 2 ([CU25-0031](#))
Child care - licensed family home (6-16 children) in R-2, Medium Density Two Family and Townhome zoning district.

3. **Yellow Brick Road LLC** **Rezoning***
507 Southeast A Street ([RZ25-0044](#))
Rezoning: R-2, Medium Density Two Family and Townhome Residential to DE,
Downtown Edge (Standard Review)

4. **Bentonville B3 Land Development, LLC** **Planned Residential Development***
Parcels: 01-20436-000, and 01-20437-000, south of Regional Airport Blvd, between
Mill Dam Rd and Nomad Rd ([PRD25-0004](#)) Rezoning request from R-2 / R-3 to
PRD, Planned Residential Development

5. **Flood Damage Prevention Code** **Ordinance***
An amendment to the Flood Damage Prevention Ordinance

V. Other New Business

VI. Old Business

VII. Other Business

1. **Plan Bentonville** **Informational**

VIII. Adjournment