



**Planning Commission  
Meeting Agenda  
December 2, 2025  
Bentonville City Hall  
Tech Review: 4:00 PM  
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/88642282575>

**I. Call to Order**

**II. Approval of Minutes**

1. **November 18th Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Deming's Addition, Block 7, Lot 23** **Property Line Adjustment**  
305 Northwest C Street (PLA25-0028)
2. **Centerton Boulevard Subdivision, Lot 1** **Lot Split**  
4442 Southwest 14th Street (LS25-0012)

**IV. New Business**

***Advertised Public Hearings***

1. **904 NW B Street, LLC / Bliss** **Rezoning\***  
904 Northwest B Street (RZ25-0045)  
**Rezoning:** R-1, Low Density Single Family Residential to DN-2, Downtown  
Medium Density Residential (Standard Review)
2. **Alex and Elise Lake Recovable Trust** **Rezoning\***  
**(Improperly noticed public hearing - no action possible)**  
802 Southwest Second Street (RZ25-0047)  
**Rezoning:** R-1, Low Density Single Family Residential, to DN-2, Downtown  
Medium Density Residential (Enhanced Review)
3. **Cilp Realty LLC / United Industries -** **Conditional Use Permit\***  
**Material Storage Extension**  
SE 5th Street, north of Respect Dr. (CU25-0035)  
*Bulk Storage of Highly Flammable Material*
4. **Opal Park PUD** **Planned Unit Development Amendment\***  
**Amendment**  
SW Regional Airport Blvd, between Barron and Adams Rd (PUD22-0003)

5. **Barron Road, LLC** **Rezoning\***  
5927 Southwest Barron Road ([RZ25-0046](#))  
**Rezoning:** A-1, Agriculture, to C-3, Mixed-Use Commercial (Standard Review)

**V. Other New Business**

1. **Opal Park Phase 1 Preliminary Plat Amendment** **Preliminary Plat**  
SW Regional Airport Blvd, between Barron and Adams Rd ([PP23-0003](#))  
**Waiver:** Distance from the primary entrance for model homes per Dev Code Sec 400.08 (a)
2. **Opal Park Phase 1 Townhomes** **Large Scale Development**  
SW Regional Airport Blvd, between Barron and Adams Rd ([LSD25-0049](#))

**VI. Old Business**

**VII. Other Business**

1. **Plan Bentonville Update** **Informational**
2. **Proposed Agenda Items for the Admin meeting 12/9/25 at 3:00pm** **Discussion**  
By-Laws, Adopt Calendar, Elect Officers

**VIII. Adjournment**