



**Planning Commission  
Meeting Agenda  
January 6, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/84183070505>

**Notice:** Fraudulent invoices are being sent to builders and developers who have active projects in the City of Bentonville. The invoices appear to come from the City of Bentonville but ask for a wire transfer of funds. **The City of Bentonville will never ask for a wire transfer of funds.**

- I. Call to Order**
  - II. Approval of Minutes**
    - 1. December 9th Meeting Minutes** **Approval of Meeting Minutes**
  - III. Consent Agenda**
    - 1. Lot 7 of Highlands West Addition** **Property Line Adjustment**  
NW corner of Barron and Lee Harris Rd (Parcel 01-18912-001) ([PLA25-0034](#))
    - 2. Lot 15, Block 3 of Fairfield Addition** **Property Line Adjustment**  
802 and 804 SE G Street ([PLA25-0027](#))
  - IV. New Business**
    - 1. Lots 14 and 15, Block E of Orchard Addition** **Lot Split**  
422 and 424 SE 7th Street ([LS23-0057](#))
    - 2. Maxwell Sidewalk Waiver** **Waiver**  
1802 Southeast Sunrise St ([WAV25-0019](#))  
**Waiver:** Section 1100.15(b)(2) Sidewalk Requirements
    - 3. Lot 57 of Dickson's Addition** **Property Line Adjustment**  
802 SW 2nd Street ([PLA25-0033](#))  
**Waiver:** Section 1100.16 (b) of the development code, dedicating 8' right of way along SW G St
- Advertised Public Hearings**
- 1. Alex and Elise Lake Revocable Trust** **Rezoning\***  
802 SW 2nd St ([RZ25-0047](#))

**Rezoning:** R-1, Low Density Single Family Residential, to DN-2, Downtown Medium Density Residential (**Enhanced Review**)

2. **14th St Tunnel Night Work** **Conditional Use Permit\***  
SE 14th Street ([CU25-0033](#))
3. **Stultz** **Rezoning\***  
612 Northeast 2nd Street ([RZ25-0050](#))  
**Rezoning:** R-1, Low Density Single Family Residential to DN-1, Downtown Low Density Residential (**Standard Review**)
4. **HANWA - Gravel Parking Lot** **Conditional Use Permit\***  
2502 Southwest Regional Airport Boulevard ([CU25-0036](#))  
*Sec 401.05 Temporary Uses in A-1, Agriculture*
5. **Grisham** **Rezoning\***  
607 SE C St ([RZ25-0049](#))  
**Rezoning:** R-1, Low Density Single Family Residential to DE, Downtown Edge (**Enhanced Review**)

**V. Other New Business**

**VI. Old Business**

**VII. Other Business**

1. **Plan Bentonville Update** [Draft Code](#) **Informational**
2. **ARDOT Westerly North - South Connector** **Informational**

**VIII. Adjournment**