



**Planning Commission  
Meeting Agenda  
March 3, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/84253885134>

**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. **February 17th Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Lot 10, Block 16 of Deming's 2nd Addition** **Property Line Adjustment**  
305 SE Henry Street ([PLA25-0038](#))
2. **C-Street Townhomes Phasing Amendment** **Large Scale Development Amendment**  
404 SE 8th Street ([LSD25-0039](#))
3. **Townhomes at OZ Phasing Amendment** **Preliminary Plat Amendment**  
405 SE A Street ([PP25-0010](#))
4. **Lots 7-10 of Morningstar Subdivision** **Property Line Adjustment**  
Morning Star Rd and Sears Rd. ([PLA26-0001](#))
5. **Lot 12 of Demings 2nd Addition** **Property Line Adjustment**  
606 A&B NE A Street, and 204 A NE 7th Street ([PLA26-0003](#))
6. **Rainbow Patio Homes Subdivision** **Final Plat**  
122 SW Winsted Ln ([FP25-0004](#))
7. **Lots 1 & 2, Phase 1 of Crystal Lands Subdivision** **Property Line Adjustment**

501 NE F Street ([PLA25-0020](#))

#### IV. New Business

1. **Echelon Subdivision Waiver Request** **Waiver**

NW 3rd at NE Peloton Ln ([PP25-0003](#))

Waiver of Street Specifications Section 600.02 (d) (2) for the grade crossing the side path at NW 3rd

##### ***Advertised Public Hearings***

1. **Gilmore** **Rezoning\***

337 NW A Street ([RZ26-0003](#))

**Rezoning:** DN-4, Downtown Mixed-Use Residential to DE, Downtown Edge (**Enhanced Review**) within the Urban Neighborhood Place Type

2. **Bentonville Community Code** **Ordinance\***

3. **Bentonville [Zoning Map](#)** **Ordinance\***

4. **Downtown Center Overlay District Map** **Ordinance\***

5. **Downtown Neighborhood Overlay District Map** **Ordinance\***

#### V. Other New Business

#### VI. Old Business

1. **Bentonville B3 Land Development, LLC (The Thickets)** **Planned Residential Development\***

Between Mill Dam Rd and Nomad Rd, south of Regional Airport Blvd ([PRD25-0004](#)) R-2 / R-3 to PRD

#### VII. Other Business

1. **ARDOT N/S Corridor update** **Informational**

#### VIII. Adjournment

