



**Planning Commission  
Meeting Agenda  
March 17, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/89100241246>

**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. **March 3rd Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Walmart Campus Sub, Ph. 15** **Final Plat**  
809 SE J Street (FP25-0002)
2. **Walmart Campus Sub, Ph. 16** **Final Plat**  
805 Respect Drive (FP25-0003)
3. **Lot 13, Block 4 of Deming's Addition** **Lot Split**  
206 NW 4th Street (LS26-0003)

**IV. New Business**

1. **7Brew Coffee Landscape Waiver** **Waiver**  
206 South Walton Boulevard (WAV26-0003)  
Waivers from Land Dev Code Section 1400.07 perimeter trees and landscape and  
Section 1400.08 parking lot landscaping

***Advertised Public Hearings***

1. **Vetti Group Realty LLC / Sriram** **Rezoning\***  
3720 North Rainbow Farm Road (RZ26-0007)  
**Rezoning:** A-1, Agriculture and R-E, Residential Estate to R-2 Medium Density  
Two Family and Townhome (**Enhanced Review**)
2. **Crystral Bridges Museum of American Art Inc.** **Planned Unit Development Amendment\***  
507 SE E St (PUD20-0001 / PUD26-0001) within the Regional Center Place Type
3. **JPKS Enterprises, LLC** **Rezoning\***

East side of SE Moberly, at SE 16th (RZ26-0002)

**Rezoning:** C-2, General Commercial to C-3, Mixed-Use Commercial (**Enhanced Review**) within the Walkable Corridor Place Type

4. **Joe Conway / Busbam LLC** **Rezoning\***  
815 NW A Street (RZ26-0004)  
**Rezoning:** R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential (**Standard Review**) within the Walkable Neighborhood Place Type
5. **Joe Conway / Busbam LLC** **Rezoning\***  
817 NW A Street (RZ26-0005)  
**Rezoning:** R-1, Low Density Single Family Residential to DN-2, Downtown Medium Density Residential (**Standard Review**) within the Walkable Neighborhood Place Type
6. **Bentonville Community Code** **Ordinance\***
7. **Bentonville [Zoning Map](#)** **Ordinance\***
8. **Downtown Center Overlay District Map** **Ordinance\***
9. **Downtown Neighborhood Overlay District Map** **Ordinance\***

**V. Other New Business**

1. **Development Agreement for the Central and Battlefield project** **Vote**

**VI. Old Business**

**VII. Other Business**

1. **The Razorback Greenway Corridor Key Place Plan** **Informational**

**VIII. Adjournment**

