



**Planning Commission  
Meeting Agenda  
April 7, 2026  
Bentonville City Hall  
Tech Review: 4:30 PM  
Public Hearing: 5:00 PM**

**Registration Link:** <https://us02web.zoom.us/j/88673399658>

**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 17th Meeting Minutes** **Approval of Meeting Minutes**

**III. Consent Agenda**

1. **Lots 3-5 of Little Osage Farms Addition** **Lot Split**  
2303 SW Birch Street ([LS26-0002](#))
2. **Walmart Campus Sub, Ph 21** **Final Plat**  
1601 SE 10th Street ([FP25-0010](#))
3. **Lot 33, Block 6 of Fairview Heights Addition** **Property Line Adjustment**  
203 NW J Street ([PLA25-0016](#))
4. **Lot 42 of Clark's Addition** **Lot Split**  
215 SW F Street ([LS26-0005](#))
5. **Lots 1 & 2 of Plumley's Place** **Lot Split**  
6979 Piercy Rd ([LS25-0038](#))

**IV. New Business**

1. **Mattingly Sidewalk Waiver** **Waiver**  
2902 NW 3rd Street ([WAV26-0004](#))  
**Waiver:** Section 1100.15 (b) (2) Sidewalk Requirements

***Advertised Public Hearings***

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

2. **Bike Fest 2026** **Conditional Use Permit\***  
1807 SW Second Street ([CU26-0003](#))  
*Long-term Temporary Use in PUD, Planned Unit Development*
3. **Bentonville Film Festival** **Conditional Use Permit\***  
507 SE E Street (The Momentary) ([CU26-0004](#))
4. **Inclusion Reality, LLC** **Rezoning\***  
906, 908, & 1000 SE 10th Street. ([RZ26-0008](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-4, Downtown Mixed-Use Residential (T5.1 in the new code), **Standard Review (Enhanced Review in the new code)** within the Urban Neighborhood place type.
5. **Pacific Avenue Real Holdings, LLC** **Rezoning\***  
1813 SE Crouch Street ([RZ26-0009](#))  
**Rezoning:** R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Enhanced Review under the new code)** within the Walkable Neighborhood Place Type.
6. **Phillips** **Rezoning\***  
309 SE B Street ([RZ26-0010](#))  
**Rezoning:** R-1, Low-Density Single-Family Residential to DN-3, Downtown High Density Residential (T4.2, Neighborhood Node) **Standard Review (Standard Review in the new code)** within the Urban Neighborhood Place Type
7. **Chen & Ehret Real Holdings, LLC** **Rezoning\***  
1105 Convair St ([RZ26-0011](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-3, Downtown High Density Residential (T4.2 in the new code), **Standard Review (Enhanced Review in the new code)** within the Walkable Neighborhood place type
8. **Marvin Gardens Real Holdings, LLC** **Rezoning\***  
2202/2204 Douglas Street ([RZ26-0012](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-3, Downtown High Density Residential (T4.2 in the new code), **Standard Review (Enhanced Review in the new code)** within the Walkable Neighborhood place type
9. **LoxBlox, LLC** **Rezoning\***  
1005 Lockheed Street ([RZ26-0013](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-3, Downtown High Density Residential (T4.2 in the new code), **Standard Review (Enhanced Review in the new code)** within the Walkable Neighborhood place type.
10. **Pennsylvania Ave Real Holdings, LLC** **Rezoning\***  
1306 Lockheed Street ([RZ26-0014](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-3, Downtown High Density Residential (T4.2 in the new code), **Standard**

**Review (Enhanced Review in the new code)** within the Walkable Neighborhood place type.

11. **Pennsylvania Ave Real Holdings, LLC** **Rezoning\***  
1202 Lockheed Street ([RZ26-0015](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in the new code) to DN-3, Downtown High Density Residential (T4.2 in the new code), **Standard Review (Enhanced Review in the new code)** within the Walkable Neighborhood place type
12. **Ultra Homes, LLC** **Rezoning\***  
North of Southwest Anglin Road ([RZ26-0016](#))  
**Rezoning:** R-1, Low Density Single Family Residential (R-1 in new code) to R-2, Medium Density Two Family and Townhome Residential (T4.1 in new code), **Enhanced Review & Blank (Standard Review in new code for both place types)**
13. **Kuhlman Properties, LLC** **Rezoning\***  
804 SW 12th Street. ([RZ26-0020](#))  
**Rezoning:** A-1, Agriculture (A-1 in the new code) to C-3, Mixed-Use Commercial (T5.2 in the new code), **Standard Review (Standard Review in the new code)** within the Regional Center Place Type.

**V. Other New Business**

**VI. Old Business**

**VII. Other Business**

1. **Update on the annual Future Land Use Map Amendment** **Informational**
2. **Update on the Bentonville Community Code** **Informational**
3. **2025 Development Report** **Informational**

**VIII. Adjournment**

