



**Planning Commission
Meeting Agenda
July 21, 2026
Bentonville City Hall
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

Registration Link: <https://us02web.zoom.us/j/88142149434>

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

- | | |
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| 1. July 7, 2026 Meeting Minutes | Approval of Meeting Minutes |
|--|------------------------------------|

III. Consent Agenda

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|---|---------------------------------|
| 1. Lots 9 & 10, Block 2 of B-W Heights Subdivision | Lot Split |
| 904 SE 10th Street (LS24-0051) | |
| 2. Lot 166 of Original Town of Bentonville Subdivision | Property Line Adjustment |
| 404 SW 2nd Street (PLA26-0018) | |
| 3. Upcoming Public Hearing for an Alley Right of Way Vacation | Vacation |
| Council will hold a Public Hearing on July 28, 2026 for an Alley Right of Way Vacation located at Lot 13, Block 11 of the Gilmore's Addition (VAC26-0035) | |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Downtown Bentonville Mixed Use (The Hart on Main) | Large Scale Development |
| 212 N. Main St. (LSD26-0001) | |
| 2. AWE Maintenance Facility | Large Scale Development |
| 1119 NE J St. (LSD25-0051) | |
| 3. Bentonville Ballroom | Large Scale Development |
| 607 SE E Street (LSD26-0017) | |

Advertised Public Hearings

1. **STEM Lands, LLC** **Rezoning***
607 SW F Street ([RZ26-0018](#))
Rezoning: T5.1, Town Center Low to T5.2, Town Center High (**Standard Review**) within the Regional Center Place Type

V. Other New Business

VI. Old Business

1. **SNUG Properties, LLC** **Rezoning***
1108 Royal Dr ([RZ26-0032](#))
Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition (**Standard Review**) within the Walkable Neighborhood Place Type

VII. Other Business

VIII. Adjournment