



**Planning Commission
Meeting Agenda
August 4, 2026
Bentonville City Hall
305 SW A St
Tech Review: 4:30 PM
Public Hearing: 5:00 PM**

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.**

Registration Link: <https://us02web.zoom.us/j/88547081482>

I. Call to Order

II. Approval of Minutes

1. **7-21-26 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

1. **Lot 1 of North Main Mixed Use Subdivision** **Property Line Adjustment**
212 N. Main St. ([PLA26-0005](#))
2. **Upcoming Public Hearing for a Right of Way Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for a Right of Way Vacation located at Lot 13, Block 11 of Gilmore's Addition ([VAC26-0034](#)).
3. **Upcomming Public Hearing for a Utility Easement Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for a Utility Easement Vacation located at Lot 1 of Baker's Park Addition ([VAC26-0039](#)).

IV. New Business

1. **Upcomming Public Hearing for an Access Easement Vacation** **Vacation**
Council approved a Resolution to set a Public Hearing for August 11, 2026 for an Access Easement Vacation located between Lot 50A and 5A of Hanover Subdivision Phase 1 ([VAC26-0036](#)).

2. **JB Townhomes Phase 2** **Large Scale Development**
841 Northwest 14th Street ([LSD25-0031](#))

Advertised Public Hearings

1. **J & M Capital Ventures, LLC** **Rezoning***
4001-4104 SW Pawhuska St ([RZ26-0033](#))
Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition
(**Enhanced Review**) within the Suburban Neighborhood Place Type
2. **JP Missouri LLC** **Rezoning***
2109 E. Central ([RZ26-0035](#))
Rezoning: T5.1, Town-Center Low to T5.2, Town-Center High (**Enhanced Review**) within the Walkable Corridor Place Type.
3. **Massary** **Rezoning***
201 SW E Street ([RZ26-0036](#))
Rezoning: R-1, Suburban Single-Family to T4.1, Neighborhood General
(**Standard Review**) within the Walkable Neighborhood Place Type
4. **Atkins** **Rezoning***
403 NW 7th Street ([RZ26-0037](#))
Rezoning: R-1, Suburban Single-Family to T3.1, Neighborhood General
(**Standard Review**)
5. **Pinnacle Buttes Properties, LLC** **Rezoning***
204 Lake Street ([RZ26-0038](#))
Rezoning: R-1 Suburban Single-Family to T3.2, Neighborhood Transition
(**Standard Review**) within the Walkable Neighborhood Place Type
6. **Laurel Canyon PUD Amendment** **Planned Unit Development
Amendment***
902, 904, 906, 908, and 1002 SE 3rd St ([PUD25-0002](#))

V. **Other New Business**

VI. **Old Business**

VII. **Other Business**

VIII. **Adjournment**

