



**Planning Commission
Meeting Agenda
August 18, 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/88548704126>

I. Call to Order

II. Approval of Minutes

- 1. August 4, 2026 Meeting Minutes** **Approval of Meeting Minutes**

III. Consent Agenda

- 1. Lot 4 of Goldmeier Estates** **Lot Split**
1703 Southeast J Street ([LS26-0008](#))
- 2. Lot 1 of Airport Road Shopping Center Subdivision** **Property Line Adjustment**
1261 SW Regional Airport Boulevard ([PLA24-0025](#))
- 3. Lots 9 & 10, Block 2, of B-W Heights Subdivision** **Lot Split**
904 SE 10th Street ([LS24-0051](#))
- 4. Upcoming Public Hearing for a Utility Easement Vacation** **Vacation**
Approving a Utility Easement Vacation located at Lots 12, 13, 14 & 15, Block 9 of Gilmore's Addition (STEM Campus) ([VAC26-0037](#))
- 5. Upcoming Public Hearing for a Utility Easement Vacation** **Vacation**
Approving a Utility Easement Vacation located at Lot 2, Block 4 of Dunn & Davis Addition (STEM Campus) ([VAC26-0038](#))
- 6. Upcoming Public Hearing for a Utility Easement Vacation** **Vacation**

Approving a Utility Easement Vacation located at Lot 3, Block 4 of Dunn & Davis Addition (STEM Campus) ([VAC26-0040](#)).

IV. New Business

1. **STEM Campus** **Campus Development Plan**
The 14 acre STEM University. ([CDP26-0001](#))
2. **J Street Mixed Use Waivers** **Waiver**
1703 SE J Street ([WAV26-0009](#))
Waiver 1: Section 50-503 (h) (2) (a) (6) Separations between driveways on J St
Waiver 2: Section 50-503 (h) (4) Driveway width
Waiver 3: Section 50-510 (d) (6) Zone transition landscape buffers
3. **Botanical Garden Waiver** **Waiver**
606 E Central Avenue ([LSD26-0038](#))
Waiver: Section 50-308 Off-site Infrastructure Improvements, 50-603(c)
Required frontage improvements

Advertised Public Hearings

1. **Recchia** **Rezoning***
301 SE B Street ([ITEM_IDJ](#))
Rezoning: R-1, Suburban Single-Family to T3.2, Neighborhood Transition
(**Standard Review**) within the Traditional Neighborhood Place Type
2. **CC Curated Collections, LLC** **Rezoning***
404 SW 2nd Street ([RZ26-0040](#))
Rezoning: R-1 Suburban Single-Family to T3.1, Neighborhood Edge (**Standard Review**) within the Traditional Neighborhood Place Type, also within the Downtown Neighborhood Overlay ("DNO")
3. **Juergens (*Improper mailed notice, Public Hearing but no action*)** **Rezoning***
405 NW 5th Street ([RZ26-0041](#))
Rezoning: R-1, Suburban Single-Family to T4.2, Neighborhood Node (**Standard Review**) within the Urban Neighborhood Place Type
4. **Community Code Amendments** **Ordinance***
Amending various section of the BCC.
5. **2026 Proposed FLUM Changes** **Future Land Use Map Amendment**
Proposed changes to the Future Land Use Map

V. Other New Business

VI. Old Business

1. **HWY 102 Townhomes Extension and Amendment Request** **Large Scale Development Amendment**
3331 SW 14th Street ([LSD25-0020](#))

VII. Other Business

VIII. Adjournment

