



**Planning Commission
Meeting Agenda
September 15, 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/89572350661>

I. Call to Order

II. Approval of Minutes

- | | |
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| 1. September 1, 2026 Meeting Minutes | Approval of Meeting Minutes |
|---|------------------------------------|

III. Consent Agenda

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|---|---------------------------------|
| 1. Lot 1 of Oakarine Subdivision
809 Bella Vista Road (PLA26-0024) | Property Line Adjustment |
| 2. Lots 4 and 5 of Roth Estates
4300 SW Windmill Rd. (PLA26-0016) | Property Line Adjustment |
| 3. Upcoming Public Hearing for a Utility Easement Vacation
702 SE Yale (VAC26-0042)
Approving a Utility Easement Vacation located at Lot 40 of College Place Subdivision Phase 8 | Vacation |
| 4. Lot 1, Phase 24 of Walmart Campus Subdivision
SE 10th Street (FP26-0008) | Final Plat |

IV. New Business

- | | |
|---|--------------------------------|
| 1. Bentonville Health Care Campus - Night Work
3401 Blueberry Lane (TUP26-0002) | Temporary Use Permit |
| 2. Botanical Garden
606 E Central Ave (LSD26-0038) | Large Scale Development |

Advertised Public Hearings

1. **Massary** **Rezoning***
201 SW E Street ([RZ26-0044](#))
Rezoning: R-1, Suburban Single-Family to T3.1, Neighborhood Edge (**Standard Review**) within the Walkable Neighborhood Place Type
 2. **Materesa Corporation** **Rezoning***
901 E. Central Ave. ([RZ26-0043](#))
Rezoning: R-1, Suburban Single-Family to T3.2, Neighborhood Transition (**Standard Review**) within the Traditional Neighborhood Place Type.
 3. **Palmer Revocable Trust: Public** **Rezoning***
Hearing only (sign posted less than 15 days).
501 N Main Street ([RZ26-0042](#))
Rezoning: R-1 Suburban Single-Family to T4.1, Neighborhood General (**Standard Review**) within the Walkable Neighborhood Place Type
- V. **Other New Business**
- VI. **Old Business**
1. **Community Code Amendments** **Ordinance***
Amending various section of the BCC.
- VII. **Other Business**
- VIII. **Adjournment**