



## Public Hearing Items

### Planning Commission Meeting – December 7, 2021

1. **Rezone:** Eyaal Investments LLC, A-1, Agricultural to R-2, Medium Density Two Family and Townhome Residential and R-ZL, Zero Lot Line Residential , SW Barron Road, Parcel ID# 01-08200-026 ([RZ21-0073](#))
2. **Rezone:** Hunter Wright Development Group LLC, R-1, Single Family Residential to DN-3, Downtown High Density Residential , 908 SE 3<sup>rd</sup> Street ([RZ21-0074](#))
3. **Rezone:** Dickey, R-1, Single Family Residential to DN-2, Downtown Mixed Medium Density Residential , 111 NE Park St ([RZ21-0076](#))
4. **Rezone:** Newell, R-1, Single Family Residential and R-O, Residential Office to DC, Downtown Core, 203 A&B SW 4TH ([RZ21-0077](#))
5. **Conditional Use:** SW A St Food Trucks, Outdoor Vendor Park, 404 SW A Street ([CU21-0024](#))
6. **Conditional Use:** The Haven mixed use development, office and retail use permission, 903 SE 4th Street ([CU21-0025](#))

### Board of Adjustment Meeting – December 8, 2021

1. **Variance:** Trail Ridge Subdivision, Perimeter Fence Variance, 101 NW Trail Ridge Road ([VAR21-0035](#))
2. **Variance:** Potts Law Firm Balcony Sign, Sign Requirements Variance, 201 SW 14<sup>th</sup> Street, Suite 201 ([VAR21-0037](#))
3. **Variance:** Robinson Family Trust Home Courtyard Wall, Wall Height Variance, 206 SE 3<sup>rd</sup> Street ([VAR21-0038](#))

**Legend**  
[Red Outline] Pending Planning Commission Items



**RZ21-0073**  
**REZONING A-1 TO R-2 & RZL**  
**DONALD ADDITION**  
**LOT 2**



**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a rezoning request of:**

Eyaal Investment Group LLC

**to rezone the following described property from:**

A-1, Agricultural to R-2, Medium Density Two Family and Townhome Residential and R-ZL,  
Zero Lot Line Residential

**Said tract or parcel commonly described as:**

Lot 2 of Donald Addition to Bentonville, Benton County, Arkansas, as shown on plat filed under  
Book and Page L202132884, recorded in the Benton County Clerk's Office, Bentonville,  
Arkansas.


**A public hearing will be held on: December 7, 2021, in the Community Development Building, 305  
SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested parties wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project RZ21-0073**



**Legend**

-  Pending Planning Commission Items



1 inch = 150 feet

RZ21-0074  
 REZONING R-1 TO DN-3  
 2ND EAST SIDE ADDITION  
 LOT 19



**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a rezoning request of:**

Hunter Wright Development Group LLC

**to rezone the following described property from:**

R-1, Low Density Single Family Residential to DN-3, Downtown High Density Residential

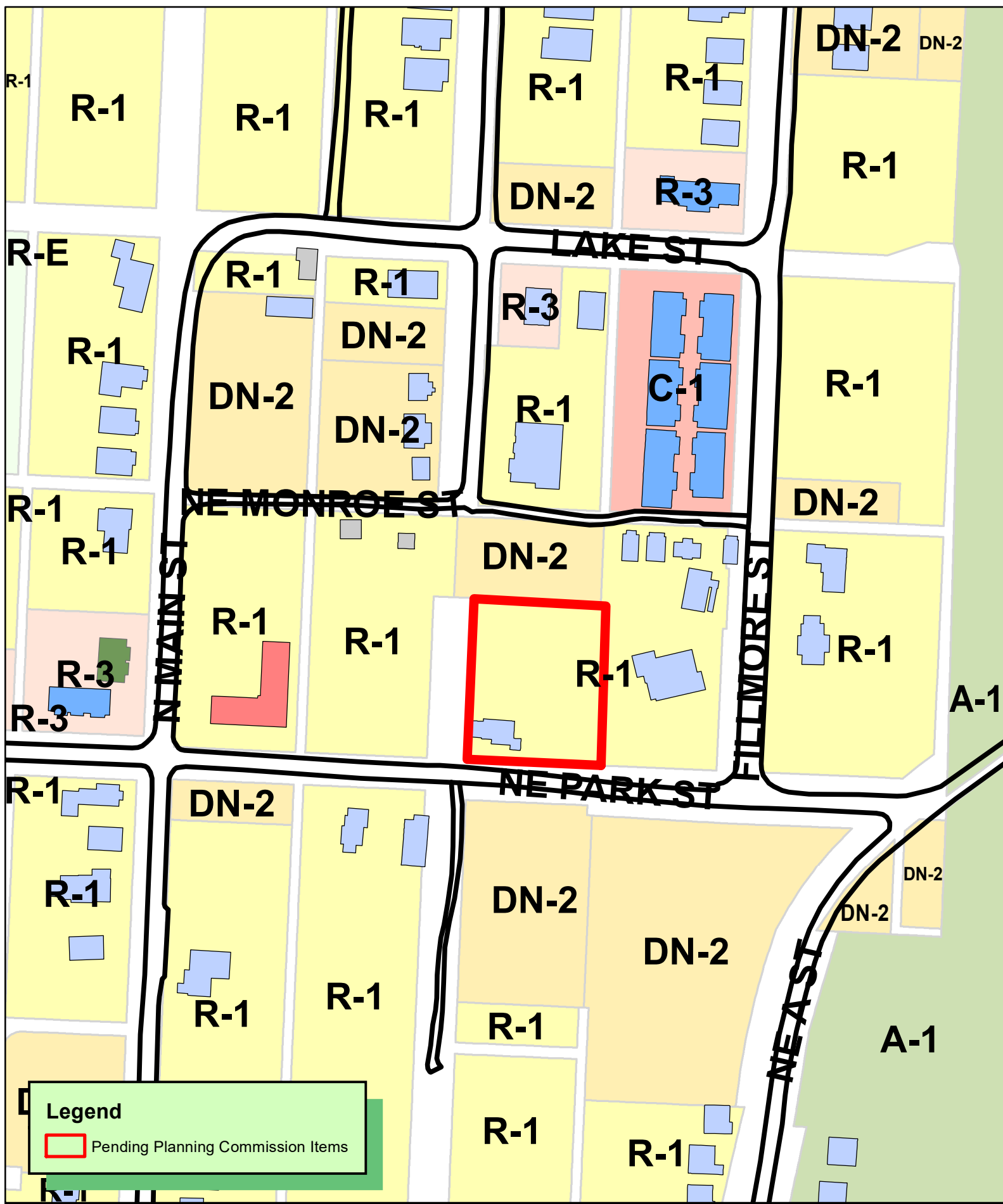
**Said tract or parcel commonly described as:**


Lot 19, Of 2<sup>nd</sup> East Side Addition to Bentonville, Benton County, Arkansas, as shown on plat filed under Book F and Page 21, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

**A public hearing will be held on: December 7, 2021, in the Community Development Building, 305 SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested parties wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project RZ21-0074**



**Legend**  
 Pending Planning Commission Items



1 inch = 150 feet

**RZ21-0076**  
**REZONING R-1 TO DN-2**  
**W A BURKS ADDITION**  
**LOTS 1, 2, 3 & 4 BLOCK 10**



**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a rezoning request of:**

Ted Dickey

**to rezone the following described property from:**

R-1, Low Density Single Family Residential to DN2- Downtown Medium Density Residential

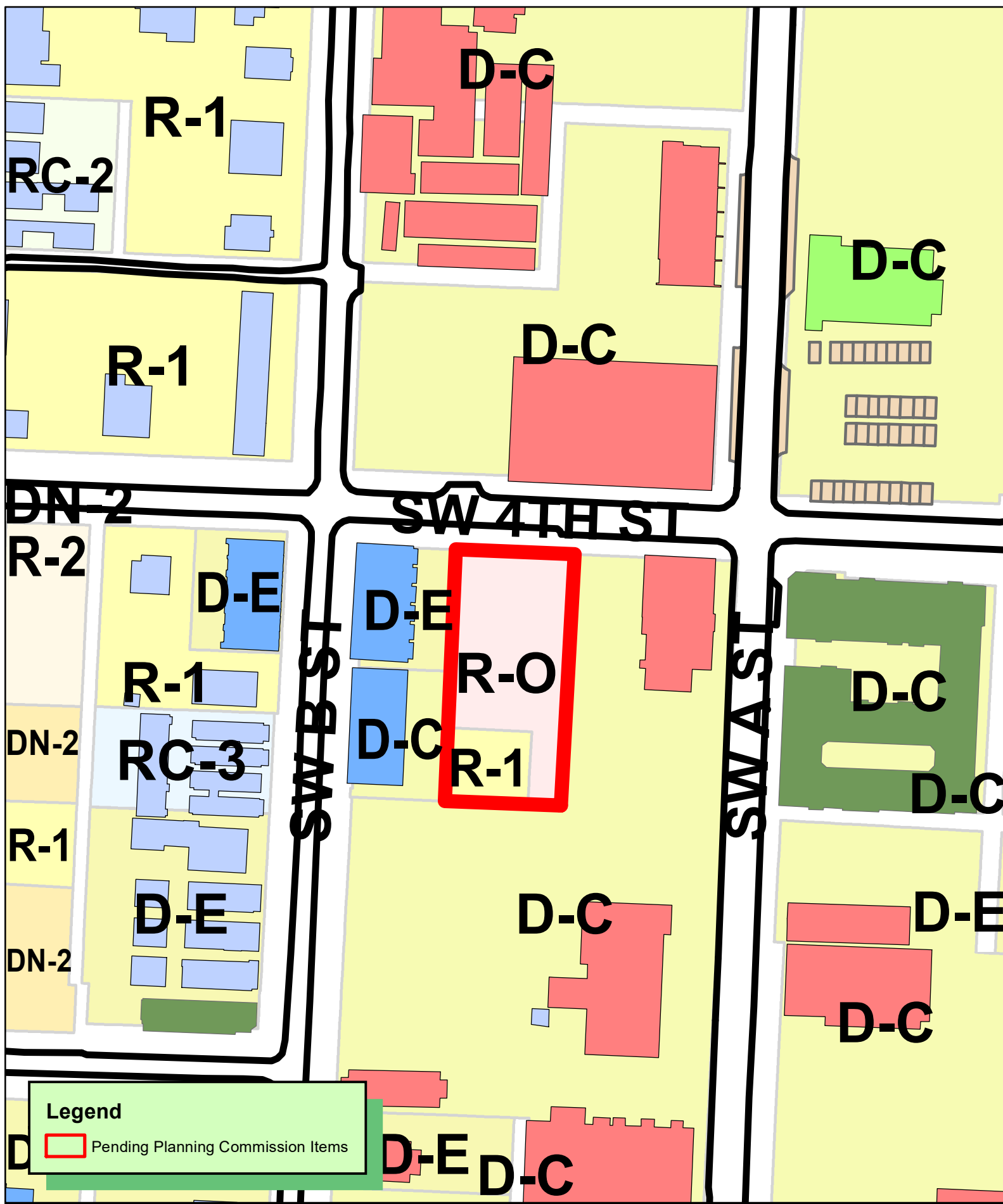
**Said tract or parcel commonly described as:**


Lot's 1, 2, 3 & 4, Block 10 of W A Burks Addition to Bentonville, Benton County, Arkansas, as shown on plat filed under Book "A" and Pages 81 & 119, recorded in the Benton County Clerk's Office, Bentonville, Arkansas.

**A public hearing will be held on: December 7, 2021, in the Community Development Building, 305 SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested parties wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project RZ21-0076**



**Legend**  
 Pending Planning Commission Items



1 inch = 100 feet

RZ21-0077  
 REZONE R-1/RO to DC  
 HOLLANDS SUBDIVISION





**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a rezoning request of:**

Pubside Holdings, LLC

**to rezone the following described property from:**

R-1, Low Density Single Family Residential & RO- Residential Office to DC- Downtown Core

**Said tract or parcel commonly described as:**

THE WEST 16 FEET OF LOTS 1, 2, 3 AND 4, ALL OF LOT 11, THE EAST 26.5 FEET OF LOT 12, AND THE EAST 45.5 FEET OF LOT 14, ALL IN BLOCK 1, (T.J.) HOLLAND'S ADDITION TO THE CITY OF BENTONVILLE, AS SHOWN BY THE RECORDED PLAT THEREOF, ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

**A public hearing will be held on: December 7, 2021, in the Community Development Building, 305 SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested parties wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project RZ21-0077**




SW 4TH ST

SW A ST

S MAIN ST

**Legend**

 Pending Planning Commission Items



1 inch = 100 feet

**CU21-0024**  
**CONDITIONAL USE**  
**SMARTTS ADDITION**  
**PARCEL 01-04224-000 LOT 10-BLOCK 1**



**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a Conditional Use Permit request of:**

Will Kellstrom for Casey Roberts

**on the following described property more commonly described as:**

405 SW A Street


**A public hearing will be held on December 7, 2021 in the Community Development Building, 305 SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested person wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project No.: CU21-0024**



**Legend**

 Pending Planning Commission Items



1 inch = 150 feet

**CU21-0025**  
**CONDITIONAL USE**  
**2ND EAST SIDE ADDITION LOTS-13-15**  
**901, 903 & 905 SE 4TH ST**



**NOTICE OF PUBLIC HEARING  
CITY OF BENTONVILLE**

**The Bentonville Planning Commission will duly meet to consider a Conditional Use Permit request of:**

Patrick Foy for Market District LLC

**on the following described property more commonly described as:**


901-903-905 SE 4th Street

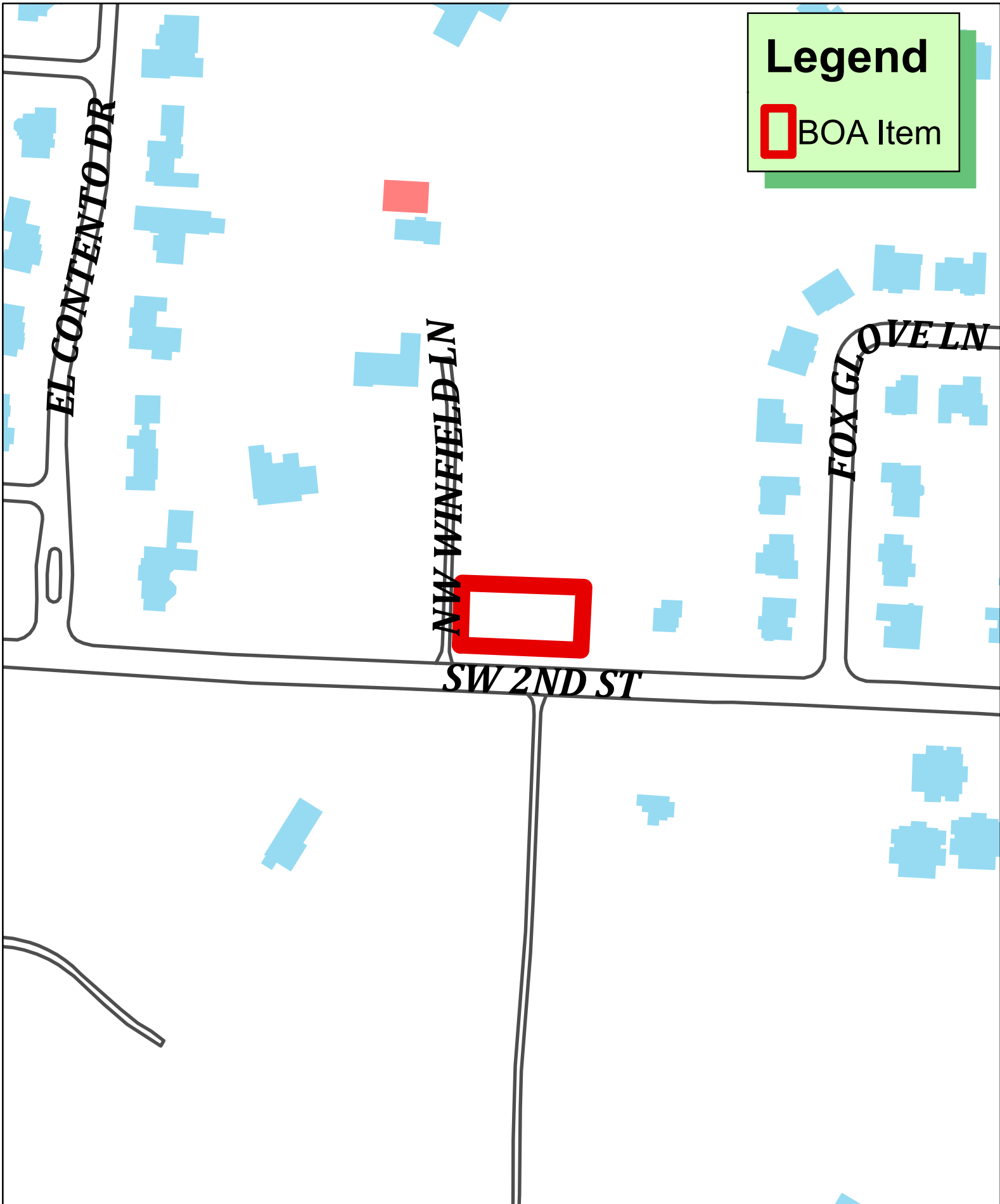
**A public hearing will be held on December 7, 2021 in the Community Development Building, 305 SW A Street, Bentonville, AR, beginning at 4:00 p.m.**

**All interested person wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project No.: CU21-0025**

# Legend

 BOA Item



1 inch = 167 feet

**VAR21-0035**

**Trail Ridge Subdivision-Perimeter Fence**  
**101 NW Trail Ridge Road**



**NOTICE OF PUBLIC HEARING  
REQUEST FOR VARIANCE USE PERMIT  
CITY OF BENTONVILLE**

**An appeal of:** Boulder& Beam, LLC for Trail Ridge Subdivision

**Variance Request-on the following described property more commonly described as:**

101 NW Trail Ridge Road


**has been submitted to the Bentonville Board of Adjustments.**

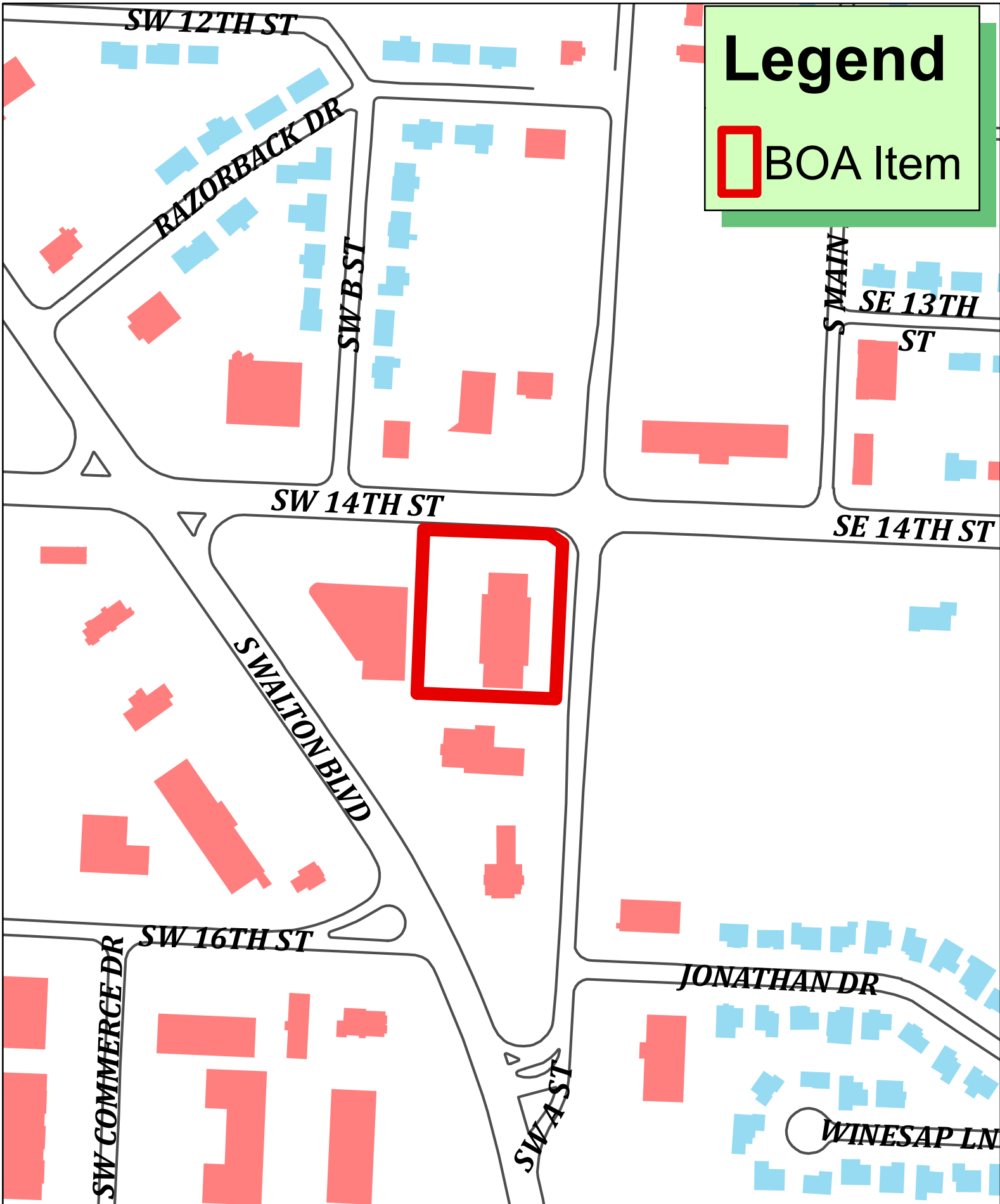
**A public hearing will be held on December 8, 2021 in the Community Development Building, 305 SW A Street, Bentonville, AR., beginning at 4:00 p.m.**

**All interested persons wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project No. VAR21-0035**

# Legend

 BOA Item



1 inch = 213 feet

VAR21-0037

Potts Law Firm-Balcony Sign  
201 SW 14th Street Suite 201





**NOTICE OF PUBLIC HEARING  
REQUEST FOR VARIANCE USE PERMIT  
CITY OF BENTONVILLE**

**An appeal of:** Sign Studio for Potts Law Firm

**Variance Request-on the following described property more commonly described as:**

201 SW 14<sup>th</sup> Street, Suite 201


**has been submitted to the Bentonville Board of Adjustments.**

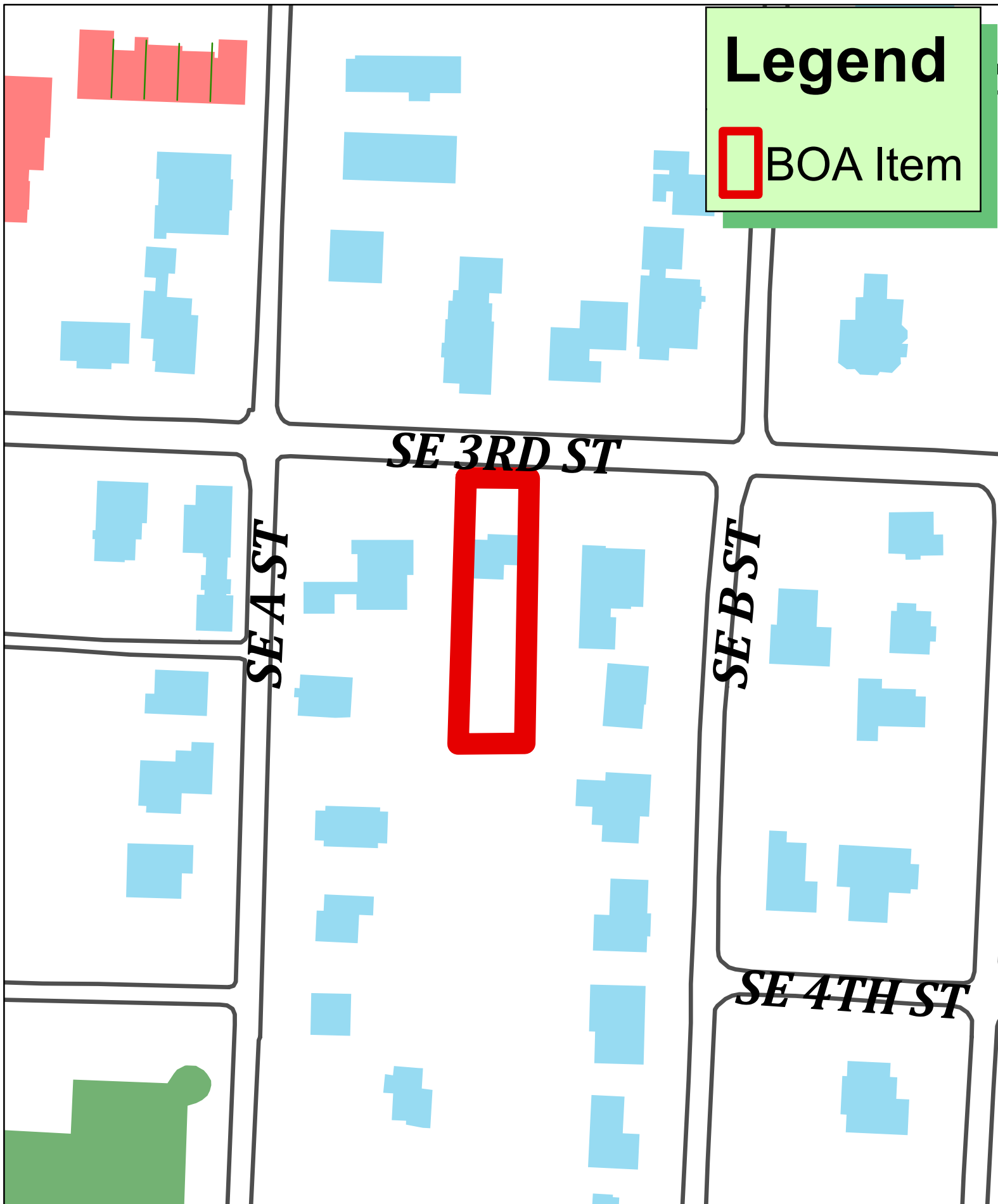
**A public hearing will be held on December 8, 2021 in the Community Development Building, 305 SW A Street, Bentonville, AR., beginning at 4:00 p.m.**

**All interested persons wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project No. VAR21-0037**

# Legend

 BOA Item



1 inch = 98 feet

**VAR21-0038**  
**Wall Height Variance**  
**206 SE 3rd Street**



**NOTICE OF PUBLIC HEARING  
REQUEST FOR VARIANCE USE PERMIT  
CITY OF BENTONVILLE**

**An appeal of:** Ronnie and Candy Robinson **for** Robinson Family Trust

**Variance Request-on the following described property more commonly described as:**

206 SE 3<sup>rd</sup> Street, Parcel ID#: 01-3814-000

**has been submitted to the Bentonville Board of Adjustments.**

**A public hearing will be held on December 8, 2021 in the Community Development Building, 305 SW A Street, Bentonville, AR., beginning at 4:00 p.m.**

**All interested persons wishing to be heard on this matter are urged and notified to attend.**

**Tyler Overstreet  
Planning Services Manager  
Project No. VAR21-0038**