



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

**PLANNING COMMISSION MEETING AGENDA
MAY 17, 2022
5:00 PM**

**DATE: MAY 17, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:00 PM
REGULAR SESSION: 5:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83971579716](https://us02web.zoom.us/j/83971579716)**

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - 4:00 PM, COMMUNITY ROOM

- **LSDP: WHITNEY PLAZA**
- **LSDP: PLAZA AT PINNACLE HILLS NW**
- **LSDP: ROGERS 1ST STREET**
- **LSDP: TRI-STATE OPTICAL**

PLANS & POLICIES COMMITTEE - 4:30 PM, COUNCIL CHAMBERS

- **REZONE/DCP REVISION: ATRE 28TH STREET**
- **SCHEDULE OF USES UPDATE FOR URDC/DRDC**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 3, 2022



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REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. CUP: Blue Zoo Aquarium

A request by Blue Zoo Aquarium for a Conditional Use Permit allowing the use "Commercial Assembly, Recreation, & Entertainment" at 2203 Promenade Blvd. in the C-2 (Highway Commercial) zoning. (Tabled 5-3-22)

- *STAFF: Christina Moore*
- *REPRESENTED BY: Ryan Faust*

2. Rezone: NR Properties, LLC

A request by NR Properties, LLC to rezone 0.24 acres at 303 N. 3rd Street from R-O (Residential Office) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Tony Noblin*

3. Rezone: Brittany Tole

A request by Brittany Tole to rezone 0.26 acres at 121 N. 7th Street from COM (Commercial Mixed Use) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Zachary Birdsong*
- *REPRESENTED BY: Brittany Tole*

4. Rezone: Gabriel Garcia

A request by Gabriel Garcia to rezone 0.69 acres south of W. Olrich Street and west of S. 9th Street from N-R (Neighborhood Residential) to the R-DP (Residential Duplex Patio Home) zoning district.

- *STAFF: Kyle Belt*



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- *REPRESENTED BY: Delmy Nieto*

5. Rezone: Jamie Corona

A request by Jamie Corona to rezone 0.8 acres west of S. 21st Street and north of W. Savannah Drive from C-2 (Highway Commercial) to the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Tilley*

6. Rezone: Russ Huckaby

A request by Russ Huckaby to rezone 28.08 acres south of W. Walnut Street between W. Wray Drive and S. 28th Street from a mix of RMF-13.5A (Residential Multifamily, 13.5 units per acre, ownership) and C2-CU (Highway Commercial, Condominium Use) to the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Jeff Davis*

7. Revised RZN/DCP: ATRE 28th Street

A request by ATRE 28th Street to rezone 21.05 acres at 5308 S. 28th Place from RMF-12B (Residential Multifamily, 12 units per acre, rentals) to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a revised Density Concept Plan.

- *STAFF: Amber Long*
- *REPRESENTED BY: Bill Watkins*

NEW BUSINESS:

1. LSDP: Whitney Plaza

An 11,400-sf commercial building proposed on 1.93 acres at 5400 S. Pinnacle Hills Parkway in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Michael Clotfelter*

2. LSDP: Plaza at Pinnacle Hills NW

A 15,360-sf two-story commercial building proposed on 1.64 proposed at 5500 W. Northgate Road in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Christina Moore*



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- *REPRESENTED BY: Ali Karr*

3. LSDP: Rogers 1st Street

A mixed-use development including four buildings totaling 115,882 sf proposed on 3.28 acres at 401 N. 1st Street in the I-A (Industrial Arts) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: Brahm Driver*

4. LSDP: Tri-State Optical

A 6,031-sf commercial building on 1.34 acres proposed at 1714 W. Walnut Street in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Geoff Bates*

5. Schedule of Use Update

A proposed change to the Schedule of Uses to allow the use "Wholesale Trade Establishment/Warehouse and Storage Services" in the URDC/DRDC zoning districts of COR (Core Mixed Use) and COM (Commercial Mixed Use).

- *STAFF: Amber Long*

ADJOURN: