



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

**PLANNING COMMISSION MEETING AGENDA
JULY 19, 2022
5:00 PM**

**DATE: JULY 19, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:15 PM
REGULAR SESSION: 5:00 PM**

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_ZTNM1CCLQQONMEU8DXQP9Q](https://us02web.zoom.us/webinar/register/wn_ZTNM1CCLQQONMEU8DXQP9Q)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 4:15 PM, COMMUNITY ROOM

- 1. LSDP: TWENTY-SECOND STREET BUSINESS PARK**
- 2. LSDP: THE RESERVE ON DIXIELAND**
- 3. LSDP: HEALTH LANES**
- 4. LSDP: THE DISTRICT MIXED USE, PHASE 1**
- 5. LSDP: 45TH STREET STORAGE, PHASE 1**

PLANS & POLICIES – 4:15 PM, COMMITTEE ROOM NO. 1

- 1. RZN/DCP: THE GROTTA AT OSAGE CREEK**
- 2. CUP: ROCK BROTHERS OFFROAD**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:



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ACTION ON MINUTES:

1. July 5, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: HBIC

A request by HBIC, LLC to rezone ± 0.45 acres at 300 E. Pine Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district. (*TABLED 7-5-22*)

- *STAFF: Christina Moore*
- *REPRESENTED BY: Hannah Cicioni*

2. Rezone: Garcia

A request by Matilde Garcia to rezone ± 0.67 acres at 415 N. Dixieland Road from R-O (Residential Office) to the U-COM (Uptown Commercial Mixed Use) zoning district. (*TABLED 7-5-22*)

- *STAFF: Justin Couch*
- *REPRESENTED BY: Matilde Garcia*

3. Rezone: Bradford Nursery

A request by Bradford Nursery to rezone 1.49 acres south of E. Old Prairie Creek Road from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Russell Ellis*

4. CUP: Rock Brothers Offroad

A request by Rock Brothers Offroad for a Conditional Use Permit to allow "Vehicle/Equipment Repair & Installation" at 1608 S. 9th Street in the C-2 (Highway Commercial) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: Aaron Vojdani*

5. **RZN/DCP: The Grotto at Osage Creek**

A request by The Grotto at Osage Creek to rezone 8.2 acres at S. 28th Street W. Chateau Drive from RMF-18B (Residential Multifamily, 18 units per acre, rentals) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Connor Threet*

NEW BUSINESS:

1. **LSDP: Twenty-Second Street Business Park**

A 20,312-sf commercial building proposed at 2255 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Daniel Butler*

2. **LSDP: The Reserve on Dixieland**

A proposed 236-unit on 12.53 acres at 2002 S. Dixieland Road in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Daniel Butler*

3. **LSDP: Health Lanes**

A 9,322-sf clinic proposed at 4199 W. New Hope Road in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

4. **LSDP: The District Mixed Use, Phase 1**

A mixed-use development including a three-story 40,539-sf building and a two-story 61,683-sf building proposed at 4301 S. J.B. Hunt Drive in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jay Young*



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5. **LSDP: 45th Street Storage, Phase 1**

A 39,660-sf climate-controlled storage building proposed at 325 S. 45th Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jason Ingalls*

ADJOURN: