



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

**PLANNING COMMISSION MEETING AGENDA
AUGUST 16, 2022
5:00 PM**

**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_M8TWMTMVNRJG2UUMXYEHFLQ](https://us02web.zoom.us/webinar/register/wN_M8TWMTMVNRJG2UUMXYEHFLQ)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 4:15 PM, COMMUNITY ROOM

- 1. LSDP: TIDAL WAVE AUTO SPA**
- 2. DEVELOPMENT WAIVER: TRAVERSE GROUP**

PLANS & POLICIES – 4:15 PM, COUNCIL CHAMBERS

- 1. CUP: KUM & GO**
- 2. CUP: FREEMAN FAMILY RENTALS**
- 3. PUBLIC HEARING REQUEST: SAPPHIRE HOMES CGM REVISION**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

- 1. August 2, 2022**



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REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: The Fields at Pinnacle

A request by Hatfield Whalen Land, LLC for The Fields at Pinnacle to rezone ± 29.45 acres at the northwest corner of W. Northgate Road and S. Champions Drive from a mix A-1 (Agricultural), C-2 (Highway Commercial), C-3 (Neighborhood Commercial), RMF-31B (Residential Multifamily, 31 units per acre, rentals), U-COM (Uptown Commercial Mixed Use), and U-NBT (Uptown Neighborhood Transition) under a Planned Unit Development to just the U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition) zoning districts. *(Tabled 8-2-22)*

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

2. Rezone: 3 River Holdings

A request by 3 River Holdings to rezone ± 13.5 acres south of 503 S. Rainbow Road from A-1 (Agricultural) to the R-MF (Residential Multifamily) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Tim Lemons*

3. CUP: Kum & Go

A request by Kum & Go for a Conditional Use Permit to allow a Convenience Store with Gas at 2898 W. Walnut Street in the C-2 (Highway Commercial) zoning district

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Michael Clotfelter*

4. CUP: Freeman Family Rentals

A request by Freeman Family Rentals for a Conditional Use Permit to allow Warehousing and Storage at 2318 S. 8th Street in the C-4 (Open Display Commercial) zoning district

- *STAFF: Christina Moore*



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- *REPRESENTED BY: David Gilbert*

NEW BUSINESS:

1. LSDP: Tidal Wave Auto Spa

A 3,318-sf carwash proposed at 3757 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Todd Butler*

2. Waivers: Traverse Group

A request to waive joint and cross access requirements and waive the required 75-foot offset for driveways at 718 N. 2nd Street in the I-A (Industrial Arts) zoning district.

- *STAFF: ENGINEERING: Kristifier Paxton*
- *REPRESENTED BY: J.D. Hayes*

ADJOURN: