



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

**PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 6, 2022
6:00 PM**

**LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 5:30 PM
REGULAR SESSION: 6:00 PM**

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/WEBINAR/REGISTER/WN_3PA9XTYOQIYWSA0-XAHSOG](https://us02web.zoom.us/webinar/register/wn_3pa9xtyoqiYWSA0-XAHSOG)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - NONE

PLANS & POLICIES - 5:30 PM, COUNCIL CHAMBERS

- 1. CUP: CIRCLE K**
- 2. REZONE/DCP APPLICATION REQUEST: COPELAND**

REGULAR SESSION 6:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. August 16, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:



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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 8-16-22)*

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

2. **Rezone/CGM Update: Sapphire Homes**

A request by Sapphire Homes to amend the Comprehensive Growth Designation from Neighborhood to Neighborhood Center and rezone ±3.81 acres at the southeast corner of W. Pleasant Grove Road and N. Main Street from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district.

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

3. **Rezone/CGM Update: Lawson**

A request by Kristyn Lawson for Beth Young to amend the Comprehensive Growth Designation from Neighborhood to Downtown Regional Center and to rezone 102 E. Willow Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Kristyn Lawson*

4. **CUP: Circle K**

A request by Circle K for a Conditional Use Permit to allow the use "Convenience Store with Gas" at 1787 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Kofi Addo*

NEW BUSINESS:



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1. **Rezone/DCP Application Request:**

A request by Daniel Copeland to allow a rezone/DCP application for property between Pine and Cypress streets, east of Dixieland Road, denied a rezone less than one year ago.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Phil Swope*

ADJOURN: