



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

**PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 20, 2022**

6:00 PM

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSIONS: 5:15 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: <https://us02web.zoom.us/j/85076546008?pwd=RHVHDVF6V0H6EKZHOWNWRZNIOZDPUT09>

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - 5:15 PM, COMMUNITY ROOM

- 1. LSDP: DOMINO'S**
- 2. LSDP: M&D ADVENTURES**
- 3. LSDP: FREEMAN FAMILY RENTALS**
- 4. LSDP: EMBASSY APARTMENTS**
- 5. PRELIMINARY PLAT: HAWTHORNE HEIGHTS SUBDIVISION**

PLANS & POLICIES COMMITTEE - 5:30 PM, COUNCIL CHAMBERS

- 1. CUP: CIRCLE K**
- 2. CUP: SAPPHIRE HOMES**
- 3. STAFF BRIEF: CGM AND CODE UPDATE**

REGULAR SESSION

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:



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1. September 6, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review Committee
2. Plans & Policies

OLD BUSINESS:

1. None.

PUBLIC HEARING:

1. 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.

(Tabled 9-6-22)

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: James Harkins, Blue Whale Development*

2. CUP: Sapphire Homes

A request by Sapphire Homes for a Conditional Use Permit to allow both "Warehouse Office" and "Detached Residential Single Family" uses on ±3.81 acres at the southwest corner of W. Pleasant Grove Road and Highway 112 (Main Street) in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: Jay Young, DCI*

NEW BUSINESS:

1. LSDP: Domino's

A proposed 2,070-sf restaurant on 0.75 of an acre at the southwest corner of New Hope and 1st streets in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*



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- *REPRESENTED BY: Paul Engel, Anderson Engineering*

2. LSDP: M&D Adventures

A proposed 7,296 SF commercial building planned for animal boarding on ± 1.27 acres at 3707 W. Southern Hills Blvd. the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Kip Williams, Anderson Engineering*

3. LSDP: Freeman Family Rentals

A proposed warehouse and storage facility consisting of two 13,897 SF buildings on ± 4.99 acres at 2326 S. 8th Street in the C-4 (Open-Display Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: David Gilbert, Plymouth Engineering*

4. LSDP: Embassy Apartments

A proposed 48-unit apartment development with 12 buildings and a leasing office 3.95 acres at 410 N. 13th Street in the RMF-12B (Residential Multifamily, 12 units per acre, with rentals) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: Ferdie Fourie, CDE*

5. PRELIMINARY PLAT: Hawthorne Heights Subdivision

A 57-lot subdivision located on 15.62 acres on the west side of S. Bellview Road and north of Garrett Road in N-R (Neighborhood Residential) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Blake Murray, CEI*

ADJOURN: