



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

**PLANNING COMMISSION MEETING AGENDA
OCTOBER 4, 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/J/88998428704](https://us02web.zoom.us/j/88998428704)**

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE: 5:30 PM, COMMUNITY ROOM

- 1. LSDP: FREEMAN FAMILY RENTALS**
- 2. LSDP: BLUE BARN**
- 3. LSDP: HUDSON ROAD WHOLESALE**

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

- 1. RZN/DCP: PATRICK PLACE TOWNHOMES**
- 2. RZN/DCP: PINE STREET TOWNHOMES**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. September 20, 2022

REPORTS FROM STAFF:

1. Confirmation of Kevin Jensen as Secretary

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review Committee
2. Plans & Policies



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OLD BUSINESS:

1. LSDP: Freeman Family Rentals

A proposed warehouse and storage facility consisting of two 13,897 SF buildings on $\pm$ 4.99 acres at 2326 S. 8th Street in the C-4 (Open-Display Commercial) zoning district and the city's Overlay District.
(Tabled 9-20-22)

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

PUBLIC HEARING:

1. REZONE/DCP: Pine Street Townhomes

A request by Robert Sowder for Pine Street Townhomes to rezone 5.98 acres north of W. Pine Street and east of S. Dixieland Road from the R-SF (Residential Single-Family) zoning district to the RMF-5.3A (Residential Multifamily, 5.3 units per acre, ownership) zoning district with a Density Concept Plan,

- *STAFF: Christina Moore*
- *REPRESENTED BY: Phil Swope, Swope Eng.*

2. REZONE/DCP: Patrick Place Townhomes

A request by Kudapa Murali for Patrick Place Townhomes to rezone 3.98 acres south of the intersection at N. 22nd and W. Easy streets from RMF-12B (Residential Multifamily, 12 units per acre, rentals) to the RMF-10.5B (Residential Multifamily, 10.5 units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jason Ingalls, ECE*

3. REZONE: SJC Ventures

A request by SJC Ventures to rezone 8.67 acres at the southwest corner of W. Seminole Drive and S. Promenade Blvd. from C-2 (Highway Commercial) to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dan Merrill, SJC Ventures*

4. REZONE: Rafael Castro

A request by Rafael Castro to rezone 3809 N. 2nd Street from A-1 (Agricultural) to the C-4 (Open Display Commercial) zoning district.



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- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Rafael Castro*

NEW BUSINESS:

1. LSDP: Hudson Road Wholesale

A proposed 32,195-sf commercial building planned for wholesaling, distribution and storage on 2.28 acres at 282 W. Hudson Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Jake Chavis, Bates & Assoc.*

2. LSDP: Blue Barn

A proposed 3,920-sf commercial building for building services on 1.69 acres at the northeast corner of Oak and 2nd street in the in Downtown Regional Center and the I-1 (Light Industrial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Carter Smith, CEI*

ADJOURN: