



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

PLANNING COMMISSION MEETING AGENDA

OCTOBER 18, 2022

5:00 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 4CZ4 LSHQAGY8ZONSHLZDW](https://us02web.zoom.us/webinar/register/wN4CZ4LSHQAGY8ZONSHLZDW)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - 5:30 PM, COMMUNITY ROOM

- 1. PRELIMINARY PLAT: MEADOW BROOKE, PHASE II**
- 2. LSDP: SUPERIOR STORAGE**

PLANS & POLICIES COMMITTEE - 5:30 PM, COMMUNITY ROOM

- 1. REZONE/DCP: PATRICK PLACE TOWNHOMES**
- 2. CGM AMENDMENT: JOCOG VENTURES REALTY**

REGULAR SESSION

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. October, 4 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review



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2. Plans & Policies

CONSENT AGENDA:

OLD BUSINESS:

1. **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. *(Tabled 10-4-22)*

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

PUBLIC HEARING:

1. **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. *(Tabled 10-4-22)*

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Justin Jorgensen, Jorgensen & Assoc.*

2. **REZONE: Elkhead LLC**

A request by Elkhead LLC to rezone 318 N. C Street from R-DP (Residential Duplex/Patio Home) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Will Kellstrom, Watkins Law Firm*

3. **REZONE: Montgomery Family Trust**

A request by Montgomery Family Trust to rezone 15.6 acres east of N. 8th Street and south of W. Hudson Road from a mix of R-DP (Residential Duplex Patio Home) and C-2 (Highway Commercial) zoning to the I-1 (Light Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Daniel Lazenby, ESI*



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NEW BUSINESS:

1. **LSDP: Superior Storage**

A proposal to construct four warehouse/storage structures, totaling 25,287 sf, as additions to an existing warehouse facility at 2836 S. 8th Street in the I-1 (Light Industrial) zoning district and the city's Overlay District.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Dan Cole, Sand Creek*

2. **Preliminary Plat: Meadow Brooke, Phase II**

A proposed 57-lot subdivision on 19.24 acres north of the intersection of S. Bellview and W. Garrett roads in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Chase Allison, Halff Eng.*

ADJOURN: