



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 20, 2022

6:00 PM

DATE: DECEMBER 20, 2022

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSION: 5:30 PM

REGULAR SESSION: 5:15 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88410402508](https://us02web.zoom.us/j/88410402508)

COMMITTEE SESSION

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

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84975153638](https://us02web.zoom.us/j/84975153638)

- 1. CUP: 37TH STREET STORAGE**
- 2. CUP: EL SENOR DE LOS CARROS**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. December 6, 2022

REPORTS FROM STAFF:

1. Board of Adjustment Overview

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Plans & Policies

CONSENT AGENDA:



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

1. **LSDP: The Pointe at Rogers Phase 1**

A proposed mixed-use development with 412 dwelling units on 22.45 acres south of the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Timothy Daters, White-Daters & Associates*

2. **LSDP: MK Properties**

A proposed site improvement to an existing building adding 36 parking stalls on 1.12 acres at 2103 S. 8th Street in the I-1 (Light Industrial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Candice Anderson, CEI*

OLD BUSINESS:

1. **CUP: El Senor de los Carros**

A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District. *(Tabled 12/6/22)*

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Yulianna Cueves*

PUBLIC HEARING:

1. **CUP: 37th Street Storage**

A request by First Western Bank for a Conditional Use Permit for "Warehousing & Storage, Limited" on 0.6 acres SE of the intersection at S. 37th and W. Walnut streets in the C2-CU (Highway Commercial, Condominium Use) zoning district Neighborhood Transition) zoning. *(Tabled 11/15/22)*

- *STAFF: Christina Moore*
- *REPRESENTED BY: Taylor Lindley, Crafton Tull*

2. **RZN: Laura & Efren Coello**

A request by Laura & Efren Coello to rezone 1210 S. 45th Street from R-SF (Residential Single Family) to the R-O (Residential Office) zoning district.

- *STAFF: Christina Moore*



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

- *REPRESENTED BY: Laura B. Coello*

NEW BUSINESS:

1. LSDP: Willow Creek Multifamily

A proposal to construct a 210-unit multifamily development and a clubhouse on 9.57 acres west of the intersection of W. New Hope Road and S. 8th Street in the C-3 (Neighborhood Commercial) zoning district with an approved Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Geoff Bates, Bates & Associates*

ADJOURN: