



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 3, 2023

6:00 PM

DATE: JANUARY 3, 2023

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSION: 5:30 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83569513552](https://us02web.zoom.us/j/83569513552)

COMMITTEE SESSION

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

[HTTPS://US02WEB.ZOOM.US/J/83557679254](https://us02web.zoom.us/j/83557679254)

- 1. CUP: VAN DYKE WAREHOUSES LOTS 2 & 3**
- 2. CUP: VANHOOSER HOLDINGS LLC**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. December 20, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Plans & Policies
2. Board of Adjustment Overview

CONSENT AGENDA:

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

A proposal to construct a 4,203 square-foot storage building on 0.6 acres at 109 S. 37th Street in the C2-CU (Highway Commercial, Condominium Unit) zoning district.



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- *STAFF: Christina Moore*
- *PROJECT ENGINEER: Taylor Lindley, Crafton Tull*

2. LSDP: Northwest Park

Proposed updates to a 23.38-acre city park including ballfields, concessions, a maintenance building, batting cages, parking, etc., at 1251 W. Will Rogers Drive in the R-DP (Residential Duplex Patio) zoning district.

- *STAFF: Zachery Birdsong*
- *PROJECT ENGINEER: Daniel Ellis, Crafton Tull*

3. LSDP: Pinnacle Springs

A mixed-use development with 354 dwelling units and commercial space on 15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Zachery Birdsong*
- *PROJECT ENGINEER: Charles Zardin, Jorgensen Associates*

OLD BUSINESS:

PUBLIC HEARING:

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 12/20/22)*

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

2. CUP: Van Dyke Warehouses Lots 2 & 3

A request by Van Dyke Warehouses Lots 2 & 3 for a Conditional Use Permit to allow the use "Warehouse Office" at 1700 and 1702 W. Hudson Road in the C-2 (Highway Commercial) zoning district and in the city's Overlay District.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Caleb LeBow*



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3. **CUP: Vanhooser Holdings LLC**

A request by Vanhooser Holdings LLC for a Conditional Use Permit to allow the use “Commercial Assembly, Recreation & Entertainment” at 2111 W. Walnut Street in the C-2 (Highway Commercial) zoning district and the city’s Overlay District.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Don Vanhooser*

4. **RZN: Fernando Adame**

A request by Fernando Adame to rezone 0.82 acres east of E. Spring Street and south of E. Walnut Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Sydnee Shockley*

NEW BUSINESS:

ADJOURN: