



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

PLANNING COMMISSION MEETING AGENDA
FEBRUARY 7, 2023
5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. January 17, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Promenade Utility Garage**
A proposed 3,200 square foot groundskeeping equipment storage facility on an existing parking lot on 186.19 acres at 2203 S. Promenade Blvd. in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Candice Anderson*
2. **LSDP: Saltea Sloth**
A proposed 14,221 square foot drive-thru smoothie kiosk and parking area at 1607 W. New Hope Rd. in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Christina Moore*



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- *REPRESENTED BY: Jason Eckhart*

3. **LSDP: Iazard Properties**

A proposal to construct a single 3,735 square foot office building at 3833 W. Financial Pkwy. in the R-O (Residential Office) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chris Bakunas*

4. **LSDP: The Fields at Pinnacle Phase 2**

A proposal to construct a mixed-use facility on 8.2 acres northwest of the intersection of S. Champions Dr. and W. Northgate Rd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Bakunas*

5. **LSDP: ATRE 28th STREET**

A proposal to construct a 248-unit residential development on 21 acres in SW Rogers near I-49 and Pleasant Grove consisting of 51 multi-family units, 177 townhomes and 20 single family units in the RMF-12 (Residential Multi-Family, 12 units/acre) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Ryan Gill*

PUBLIC HEARING:

1. **RZN: Louis Froud**

A request by Louis Froud to rezone 2111 W. Walnut St. from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dan Smith*

CALL FOR RECESS:

CALL TO ORDER:

OLD BUSINESS:

1. **RZN/DCP: Dixieland Multifamily**



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A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-10.5 (Residential Multifamily, 10.5 units per acre) zoning district with a Density Concept Plan. (*Tabled 1/17/23*)

- *STAFF: Christina Moore*
- *REPRESENTED BY: Caleb LeBow*

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: