



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

PLANNING COMMISSION MEETING AGENDA

MAY 16, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84764702470](https://us02web.zoom.us/j/84764702470)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/84764702470](https://us02web.zoom.us/j/84764702470)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/87216568844](https://us02web.zoom.us/j/87216568844)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 2, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Horsebarn II

A proposal to develop a 16,680 square-foot building for business and professional office use at 1102 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Logan Ellis*

2. LSDP: Janacek Remodeling

A proposal to develop a 5,000 square-foot warehouse and professional office at 1824 S. 26th Street in the C-3 (Neighborhood Commercial) zoning district.

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

3. LSDP: Townhomes at Scottsdale

A proposal to develop townhomes totaling a footprint area of 43,307 square feet on the SE corner of W. Olive Street and N. 42nd Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Daniel Ellis*

4. SUB: Sequoyah Heights

A proposal to develop a new 10-lot subdivision on 1.93 acres of land near the southeast corner of W. Pleasant Grove Road and S. Bellview Road in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Phil Swope*

PUBLIC HEARINGS:

1. RZN: Northbridge Realty Holding

A request by Northbridge Realty Holding to rezone 8.59 acres at the northeast corner of N. 8th Street and W. Roselawn Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Rodney Louviere*

CALL FOR RECESS:



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1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN: Northbridge Realty Holding

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: