



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

PLANNING COMMISSION MEETING AGENDA

JUNE 6, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/82339378905](https://us02web.zoom.us/j/82339378905)
BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/82339378905](https://us02web.zoom.us/j/82339378905)
ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88578988536](https://us02web.zoom.us/j/88578988536)

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 16, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Creekside Medical Office Phase 2**

A proposal to construct a second phase of a medical office complex, containing two new 7,606-sf buildings at 3803 & 3805 W. Financial Parkway in the RO-CU (Residential Office – Condominium Unit) zoning district.

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



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2. **LSDP: Garage Suites of Arkansas**

A proposal to construct three private storage buildings, totaling 38,460-sf, at 5911 W. Venture Park Boulevard in the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chad Caletka*

3. **LSDP: McDonald Eye Associates**

A proposal to construct an 8,461-sf optometry office and paved parking on 1.81 acres at 318 S. 52nd Street in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Charles Zardin*

4. **LSDP: NWA Industrial Partners Warehouse**

A proposal to develop two warehouse office buildings totaling 78,000-sf on 11.54 acres at 6361 S. Oldridge Place in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

5. **LSDP: Shane Tyson's Place**

A proposal to construct four apartment buildings, totaling 30,026-sf on 3.49 acres at 700 N. 24th Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dustin Higgins*

6. **LSDP: Villas on Turtle Creek**

A proposal to construct a 230,090-sf residential multifamily development on 28.08 acres south of the intersection of N. 34th Street & W. Walnut Street in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Connor Threet*

PUBLIC HEARINGS:

1. **RZN: Rally Properties**

A request by Rally Properties to rezone 262 E. Pine Street from the R-DP (Residential Duplex Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: Katelyn Ball*

2. RZN/DCP: Magnolia Phase 1B

A request by Crafton Tull for Magnolia Phase 1B to rezone 9.48 acres east of the intersection at S. Promenade Blvd. & W. Walnut Creek Pkwy. from the C-2, R-O, PUD (Highway Commercial, Residential Office, Planned Unit Development) zoning districts to the RMF-21 (Residential Multifamily, 21 gross units per acre) zoning district with a Density Concept plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN/DCP: Magnolia Phase 1B

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: