



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

PLANNING COMMISSION MEETING AGENDA

JUNE 20, 2023

5:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/81979296089](https://us02web.zoom.us/j/81979296089)
BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/81979296089](https://us02web.zoom.us/j/81979296089)
ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88119230490](https://us02web.zoom.us/j/88119230490)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 6, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Cross Church Pinnacle Hills Addition

A proposal to construct an 8,966-sf building addition, an outdoor amphitheater and pedestrian paths at 2448 S. Champions Parkway in the R-O (Residential Office) and C-2 (Highway Commercial) zoning districts.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

PUBLIC HEARINGS:

1. RZN/DCP: Dixieland Apartments

A request by Dixieland Apartments to rezone 4.2 acres near the SW corner of W. Olrich Street & S. Dixieland Road from the N-R, A-1, RSF-5 (Neighborhood Residential, Agricultural, Residential Single Family, 5 units per acre) zoning districts to the RMF-11.5 (Residential Multifamily, 11.5 gross units per acre) zoning district with a Density Concept plan

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Joanne Johnson*

2. RZN: Cottages at Magnolia Farms West

A request by EF Capital AR, LLC for The Cottages at Magnolia Farms West to rezone 2.89 acres at the NW corner of S. 43rd Street & W Chastain Xing from the C-2, PUD (Highway Commercial, Planned Unit Development) zoning districts to the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

3. RZN: Cottages at Magnolia Farms East

A request by EF Capital AR, LLC for The Cottages at Magnolia Farms East to rezone 4.14 acres near the SE corner of W. Oak Street & S. 43rd Street from the R-O, PUD (Residential Office, Planned Unit Development) zoning districts to the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission



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- RZN/DCP: Dixieland Apartments
- RZN/DCP: Cottages at Magnolia Farms West

CALL TO ORDER:

OLD BUSINESS :

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: