



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

PLANNING COMMISSION MEETING AGENDA

OCTOBER 3, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84751083708](https://us02web.zoom.us/j/84751083708)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/84751083708](https://us02web.zoom.us/j/84751083708)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/87355766928](https://us02web.zoom.us/j/87355766928)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. September 19, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Lisa Academy Phase 2

A proposal to construct 132,729-sf of building area for a school at 592 S. Horsebarn Road in the R-SF (Residential Single Family) zoning district.

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

2. LSDP: Pinnacle Village Townhomes Phase 1

A proposal to construct 13 single-family townhomes totaling 13,736-sf at 4601 S. Champions Drive in the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Katelynn Morgan*

PUBLIC HEARINGS:

1. RZN: Paulo & Osvela Torres

A request by Paulo & Osvela Torres to rezone 1875 W. Laurel Street from the A-1 (Agricultural) zoning district to the R-SF (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: David Lee*

2. RZN: Everardo Camacho

A request by Everardo Camacho to rezone 1708 W. Walnut Street from the R-SF (Residential Single Family) zoning district to the C-2 (Highway Commercial) zoning district.

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

3. RZN/DCP: 37th Street Townhomes

A request by 37th Street Townhomes to rezone 1.01 acres at the southeast corner of N. 37th Street & W. Cedar Circle from the C-2 (Highway Commercial) zoning district to the RMF-16 (Residential Multifamily, 16 units per acres) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Charles Zardin*

CALL FOR RECESS:



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1. Zoning Review Committee

- A request by Paschal Living Trust to amend the Comprehensive Growth Map from Neighborhood to the Regional Center Uptown growth designation on 2.61 acres at the southeast intersection of S. 31st Street and W. Green Acres Drive.
- Any items referred by Commission.

2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. NBT update.
2. INFORM Rogers Presentation: Draft Unified Development Code & Comprehensive Growth Plan
3. All recommended items from committees

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: