



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 5, 2023

5:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/87486999214](https://us02web.zoom.us/j/87486999214)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/87486999214](https://us02web.zoom.us/j/87486999214)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/81523732943](https://us02web.zoom.us/j/81523732943)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. Novmeber 21, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. **LSDP: Spivey Martial Arts**

A proposal for a 5,600-sf building to allow Personal Improvement and Instructional Services at 1705 W. Commerce Drive in the C-2 (Highway Commercial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Addie Manzi*

PUBLIC HEARINGS:

1. **RZN: The Village at Pinnacle Hills**

A request by The Village at Pinnacle Hills to rezone 20.59 acres south of W. Perry Road & north of W. Ajax Avenue from the RMF-8A & C-2 (Residential Multifamily, 8 units per acre, ownership & Highway Commercial) zoning districts to the RMF8A-CU & C2-CU (Residential Multifamily, 8 units per acre, ownership with Condominium Use & Highway Commercial with Condominium Use) zoning districts.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Aaron Wade*

CALL FOR RECESS:

1. Zoning Review Committee

– Any items referred by Commission.

2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees

2. **WAIVER: NWA Towing & Recovery**

A request by NWA Towing and Recovery to waive the requirement for paved parking and allow a gravel lot for vehicle storage at 1300 W. Morsani Drive in the I-1 (Light Industrial, Overlay) zoning district.



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COMMISSIONERS' FINAL COMMENTS:

ADJOURN: