



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

PLANNING COMMISSION MEETING AGENDA

MARCH 5, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/86020491169](https://us02web.zoom.us/j/86020491169)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/86020491169](https://us02web.zoom.us/j/86020491169)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/87054439319](https://us02web.zoom.us/j/87054439319)

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. February 20, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1.
LSDP: The District Mixed Use Phase 2

A proposal to construct 277,974 square feet of first-floor building area at 4303 S. JB Hunt Drive in the U-COM (Uptown Commercial Mixed Use) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jay Young*
2.
LSDP: Family Storage 2

A proposal to construct 45,968 square feet of building area for warehousing and storage at 1250 W. Commons Drive in the I-1 (Light Industrial) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Phil Swope*

PUBLIC HEARING:

1.
RZN: David Vega

A request by David Vega to rezone 2305 S. Dixieland Road from the A-1 (Agricultural) zoning district to the NR (Neighborhood Residential) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: David Vega*
2.
RZN: Jack Hales Construction Company

A request by Jack Hales Construction Company to rezone 103 W. Laura Street from the A-1 (Agricultural) zoning district to the NR (Neighborhood Residential) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: Jason Ingalls*
3.
RZN/DCP: Dixieland & Olive Multifamily

A request by JP Specialty LLC for Dixieland & Olive Multifamily to rezone 55.25 acres near the NW corner of N. Dixieland Road & W. Olive Street from the A-1, R-DP & RSF-5 (Agricultural, Residential Duplex Patio Home, & Residential Single Family-5 units per acre) zoning districts to the RMF-15B (Residential Multifamily, 15 units per acre, rentals) zoning district with a Density Concept Plan.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Will Kellstrom*
4.
CUP: Fuzzy Bones Dog Grooming

A request by April Lemming for Fuzzy Bones Dog Grooming, LLC for a Conditional Use Permit to allow the use



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“Animal Grooming & Animal Boarding” at 2501 N. 14th Place in the C-2 (Highway Commercial) zoning district.

– STAFF: Zachery Birdsong

– REPRESENTED BY: April Lemming

5.

CUP: Oz Farms

A request by Hunter Haynes for Oz Farms for a Conditional Use Permit to allow the use “Assembly, Ceremonies, and Weddings” at 3232 W. Oak in the A-1(Agricultural) zoning district.

– STAFF: Nicholas Little

– REPRESENTED BY: Hunter Haynes

CALL FOR RECESS:

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

CALL TO ORDER:

OLD BUSINESS :

1.

VAR: Meadows Development

A request by Meadows Development for a variance request from the Overlay District landscape requirements and front setback at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning district and the city’s Overlay District. *(Tabled at 2/20/24 meeting)*

– STAFF: Zachery Birdsong

– REPRESENTED BY: Phil Swope

NEW BUSINESS:

1. All recommended items from committees.

2.

LSDP: Everett Infinity

A proposal to construct a 21,324-square foot building for vehicle/equipment sales and rentals near the SW corner of S. 47th Street and W. Poplar Street in the C-4 (Open Display Commercial) zoning district.

– STAFF: Zachery Birdsong

– REPRESENTED BY: Kazi Islam

3.

LSDP: Meadows Railyard



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A proposal to construct 6,826 square feet of building area for a food truck court at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Phil Swope*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: