



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 7, 2025

5:30 PM

LOCATION: COUNCIL CHAMBERS, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30

ONLINE VIEWING:

PLANNING COMMISSION	HTTPS://US02WEB.ZOOM.US/J/83972698278
BOARD OF ADJUSTMENT	HTTPS://US02WEB.ZOOM.US/J/83972698278
ZONING REVIEW COMMITTEE	HTTPS://US02WEB.ZOOM.US/J/88618348220

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AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

ACTION ON MINUTES:

1. December 3, 2024 minutes

REPORTS FROM STAFF:

1. Development Working Group
2. Staff
3. Commissioners



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PUBLIC FORUM:

1. Reginald Wright Rezone

Approving a rezone subject to standard review at 920 S. 1st Street from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Reginald Wright

CONSENT AGENDA:

1. Reginald Wright Rezone

Approving a rezone subject to standard review at 920 S. 1st Street from the T5.1 (City Low-Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Reginald Wright

REGULAR AGENDA-ITEMS REMOVED FROM CONSENT :

REGULAR AGENDA-OLD BUSINESS:

REGULAR AGENDA- NEW BUSINESS :

1. Newell Bellview Development Rezone

A rezone request subject to enhanced review on 7.10 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Alex Brown

2. RRA Real Estate Developers Rezone

Approving a rezoning subject to enhanced review on 44.27 acres near the intersection between W. Pleasant Grove Road & S. Rainbow Road from the T2 (Rural) zoning district to a mix of the T5.1 (City Low-Intensity), T4.1 (Neighborhood Medium-Intensity), and T4.2 (Neighborhood High-Intensity) zoning districts.

STAFF: Nicholas Little

REPRESENTED BY: Victor Awopetu

CALL FOR RECESS:

A. ZONING REVIEW COMMITTEE – HELD IN COMMUNITY ROOM:



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B. BOARD OF ADJUSTMENT – HELD IN COUNCIL CHAMBERS:

1. **Starner Tax Group VAR:**
Requesting a variance from the Unified Development Code at 2718 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.
STAFF: Nicholas Little
REPRESENTED BY: Rob Starner
2. **Brendan Wallace VAR:**
Requesting a variance from the Unified Development Code at 6504 S. 36th Street in the T3.2 (Neighborhood Low-Intensity) zoning district. *STAFF: Nicholas Little*
REPRESENTED BY: Brendan Wallace
3. **Chestnut Flats VAR:**
Requesting a variance from the Unified Development Code at 111 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district. *STAFF: Christina Moore*
REPRESENTED BY: Keith Wheeler
4. **Arvest Bank Downtown VAR:**
Requesting a variance from the Unified Development Code at 201 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district. *STAFF: Christina Moore*
REPRESENTED BY: Caroline Fox
5. **Marque Townhomes VAR:**
Requesting a variance from the Unified Development Code at 2101 S. 31st Street in the T5.2 (City Medium-Intensity) zoning district.
STAFF: Christina Moore
REPRESENTED BY: Kendele Boyce
6. **Teufel Medical Office VAR:**
Requesting a variance from the Unified Development Code at 3462 W. Pleasant Grove Road in the T4.2 (Neighborhood High-Intensity) zoning district.
STAFF: Amber Long
REPRESENTED BY: Mandy Bunch
7. **Freddy's Frozen Custard VAR:**
Requesting a variance from Chapter 22 Floodplain Administration on 1.64 acres near the southwest corner of S. Dixieland Road and W. Pleasant Grove Road in the HC (Highway Commercial) zoning district.
STAFF: Zachery Birdsong
REPRESENTED BY: Landon Brack

CALL TO ORDER :

1. **Zoning Review Committee Recommendations**

ADJOURN:



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