



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

PLANNING COMMISSION MEETING AGENDA

APRIL 1, 2025

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88403176357](https://us02web.zoom.us/j/88403176357)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/88403176357](https://us02web.zoom.us/j/88403176357)

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AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:

- a. March 18, 2025

REPORTS :

- a. Staff
- b. Commissioners

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time.

CONSENT AGENDA:



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The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - OLD BUSINESS:

None.

REGULAR AGENDA - NEW BUSINESS:

a. Gateway Plaza Rezone

A rezone subject to standard review on 3.25 acres near the intersection at N. 8th Street & W. Hudson Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Jared Coleman

b. Discuss forthcoming Unified Development Code amendments.

STAFF: Joe Rexwinkle

COMMISSIONERS' FINAL COMMENTS:

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

MINUTES:

a. March 18, 2025

OLD BUSINESS :

None.

NEW BUSINESS:

a. First National Bank Variance

Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the



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T6.1 (Regional Low-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Stan Kortan

b. Greer Lingle Middle School Variance

Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the T6.1 (Regional Low-Intensity) zoning district.

STAFF: Zachary Birdsong

REPRESENTED BY: Libby Topping

c. Michael's at Pleasant Crossing Variance

Requesting a variance from the Unified Development Code at 3701 S. Pinnacle Hills Parkway in the T6.1 (Regional Low-Intensity) zoning district.

STAFF: Zachary Birdsong

REPRESENTED BY: Kevin McClafflin

ADJOURN BOARD OF ADJUSTMENT: