



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 20, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84928793556](https://us02web.zoom.us/j/84928793556)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/84928793556](https://us02web.zoom.us/j/84928793556)

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AGENDA

CALL TO ORDER PLANNING COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving January 6, 2026 meeting minutes.

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time. **Public hearing** is offered at this time for **consent agenda** items noted below.

CONSENT AGENDA:

Items listed under the Consent Agenda are considered standard review and may be approved by a **single motion**. If you wish to provide testimony on any item, please notify the Commission prior to vote so that the item may be moved to **New Business** for separate consideration.

- a. McLeod Rezone (Case #: RZ25-00644)



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A request by Dustin McLeod to rezone 4505 W. Oak Street from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

STAFF: Amber Long, Planner II

REPRESENTED BY: Brahm Driver

b. Brunton Rezone (Case #: RZ25-00662)

A request by James Brunton to rezone 2143 S. 21st Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: James Brunton

c. The Grove Lot 3, Ph. 1 Rezone (Case #: RZ25-00675)

A request by The Grove Lot 3, Ph. 1 s to rezone 1739 W. Pleasant Grove Rd from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Burke Larkin

PUBLIC HEARINGS:

a. OLD BUSINESS - Items previously discussed and tabled.

i. No items.

b. NEW BUSINESS - Any items removed from Consent Agenda.

i. Cimuca Rezone (Case #: RZ25-00643)

A request by Aurelian Cimuca to rezone 0.88-acres near the intersection at W. New Hope Rd and W. Arapaho Dr. from the T2 (Rural) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: John Winter

ii. CSP Golf USA (Case #: SGN25-0676)

A request by Golf USA for a Common Sign Plan at 529 N. 46th Street in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: JJ Jones, Best Sign

REPORTS :

a. COMMISSIONERS

b. STAFF

PUBLIC HEARING:

ADJOURN PLANNING COMMISSION:



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CALL TO ORDER BOARD OF ADJUSTMENT:

ACTION ON MINUTES:

- a. Approving January 6, 2026 meeting minutes.

OLD BUSINESS :

- a. No items.

NEW BUSINESS:

a. Mobius Learning Academy Variance (Case #: VAR25-0670)

Requesting a variance from the Unified Development Code at 5537 S. Bellview Rd. in the T2 (Rural) zoning district. *WITHDRAWN*.

STAFF: Nicholas Little

REPRESENTED BY: Libby Topping

b. Pinnacle Chiropractic Sign Variance (Case #: VAR25-0069)

Requesting a variance from the Unified Development Code at 800 S. 52nd Street in the T2 (Rural) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Nate Bubak

ADJOURN BOARD OF ADJUSTMENT: