

PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT
AGENDA
EXHIBIT HALLS A1 & A2
FORT SMITH CONVENTION CENTER
5:30 P.M.
April 14, 2020

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. APPROVAL OF MINUTES FROM March 10, 2020

IV. STAFF COMMENTS AND PROCEDURES

V. AMENDMENT TO THE STANDING RULES OF THE CITY PLANNING COMMISSION

1. UDO Amendments – Definitions of Duplex/Family
2. Home Occupation #2-4-20; A request by Aaron and Mariah Newman for a glass blowing and sculpting business at 2219 South M Street.
3. Conditional Use #4-4-20; A request by Gregg Staggs, agent for FENCAB, LLC, for a commercial communication tower at 1515 South U Street.

RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT

4. Variance #4-4-20; A request by Ron Brixey, agent for JPM Enterprises, LLC and Brent Moss Partner, for an interior side yard setback from 20' to 9' and from UDO Section 27-602-4(C)2 requiring high quality materials at 7216 Highway 271 South.

RECESS BOARD OF ZONING ADJUSTMENT
CONVENE PLANNING COMMISSION

5. Development Plan #6-4-20; A request by Ron Brixey, agent for JPM Enterprises, LLC and Brent Moss Partner, for a development plan approval for an auto and vehicle dealer (indoor) at 7216 Highway 271 South.

RECESS PLANNING COMMISSION
CONVENE BOARD OF ZONING ADJUSTMENT

6. Variance #3-3-20; A request by Architecture Plus, Inc., Agent for LE Investments, LLC, for: 1) a rear-yard setback from 20' to 5'; 2) from UDO requirement for high-quality materials; and 3) mechanical equipment screening requirements at 9016 Rogers Avenue.

RECESS BOARD OF ZONING ADJUSTMENT
CONVENE PLANNING COMMISSION

7. Development Plan #5-3-20; A request by Architecture Plus, Inc., Agent for LE Investments, LLC, for a development plan approval for a retail shopping center and a mini storage warehouse at 9016 Rogers Avenue.

8. Rezoning Application #9-4-20; A request by Conner Threet, agent for Fort Chaffee Redevelopment Authority, Branchout Studios, LLC, Cindy and Gerald Crawford, Lynn and Mary Merechka, Vietnam Veterans of America Chapter 467, Rival Commercial RE, LLC, Premier Heating & Air, LLC, Decanter Family Revocable Trust, Diades Investments, LLC, Honeycomb Properties, LLC, Natasha and Alan Taylor, and Apt 221 Recording Studios, LLC, for a zone change from Not Zoned and Planned Zoning District (PZD) to Planned Zoning District (PZD) at 7201 - 7421 Terry St. 7300-7429 Buckhorn St., 7300-7429 Ellis St., 11821 Darby Ave., 7400 & 7506-7615 Fort Chaffee Blvd., 12112 Redwood Dr, & 12001 - 12211 Ward Ave. Requested by Conner Threet.