

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT**  
**AGENDA**  
**EXHIBIT HALL A3**  
**FORT SMITH CONVENTION CENTER**  
**5:30 P.M.**  
**July 14, 2020**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES FROM June 9, 2020**

**IV. STAFF COMMENTS AND PROCEDURES**

1. Master Land Use Plan Amendment #4-7-20; A request by Thomas E. Howard, agent for Cliff Cabaness, for a Master Land Use Plan Amendment from Park/Open Space/Floodway to Commercial Neighborhood at 4601 Massard Road.
2. Rezoning #14-7-20; A request by Thomas E. Howard, agent for Cliff Cabaness, for a zone change from Residential Single-Family – Duplex Low/Medium-Density (RSD-2) to Planned Zoning District (PZD) at 4601 Massard Road.
3. Rezoning #15-7-20; A request by Ron Brixey, agent for Fenwick Properties, LLC, for a zone change from Residential Estate One Acre (RE-1) to Residential Single-Family Row House and Zero Lot Line District (RS-5) at by classification 6501 Kinkead Avenue.
4. Fenwick Tracts – Preliminary Plat – Brixey Engineering
5. Providence Phase III – Preliminary Plat – Brixey Engineering
6. Master Land Use Plan Amendment #5-7-20; A request by Ron Brixey, agent for Fenwick Properties, LLC, from Residential Detached to Residential Attached at 1411 North Albert Pike.
7. Rezoning #17-7-20; A request by Ron Brixey, agent for Fenwick Properties, LLC, for a zone change from Residential Single-Family – Duplex Low/Medium-Density (RSD-2) to Residential Single-Family – Duplex High-Density (RSD-4) at 1411 North Albert Pike.
8. Subdivision Variance #3-7-20; A request by Ron Brixey, agent for Fenwick Properties, LLC, from UDO Section 27-503 Private Access Easement and Section 27-504 Landscaping Requirements at 1411 North Albert Pike.
9. Lick Estates Lots 4A thru 4M – Preliminary Plat – Brixey Engineering
10. Amended Development Plan #12-7-20; A request by Mitchell Minnick, agent for the Fort Smith Housing Authority, for a development plan approval for a multifamily development at 401 North 9<sup>th</sup> Street.
11. Remote Parking Request #1-7-20; A request by Mitchell Minnick, agent for the Fort Smith Housing Authority, for a remote parking request at 320 North 9<sup>th</sup> Street.
12. Conditional Use #9-7-20; A request by Shannon Reith, agent for Mercy Hospital, for a Ronald McDonald House at 7301 Rogers Avenue.

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13. Variance #17-7-20; A request by Shannon Reith, agent for Mercy Hospital, from perimeter landscaping and parking lot screening at 7301 Rogers Avenue.

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14. Rezoning #16-7-20; A request by Marty Clark, agent for the FS Boy's Shelter, Inc., for a zone change from Transitional (T) to Planned Zoning District (PZD) by classification at 5904 South Zero Street.

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15. Variance #16-7-20; A request by Marty Clark, agent for the FS Boy's Shelter, Inc., from minimum required landscaping and high quality materials at 5904 South Zero Street.
16. Variance #13-7-20; A request by Nicole Swanson, agent for ERC Holdings, LLC, from UDO 27-441(B) Massard/Zero Signage Regulations at 6240 Massard Road.

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17. Rezoning #13-7-20; A request by Conner Threet, agent for ERC Holdings, LLC, for a zone change from Residential Multifamily High Density (RM-4) to Planned Zoning District (PZD) at 7902 Veterans Avenue.
18. Subdivision Variance #4-7-20; A request by Conner Threet, agent for ERC Holdings, LLC and Fort Chaffee Redevelopment Authority, from UDO Section 27-503-11B Landscaping Requirements at 10501 Chad Colley Boulevard.
19. Regency Park Phase I – Preliminary Plat – Crafton Tull & Associates

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20. Variance #15-7-20; A request by Allen Western, agent for Western Millwright Services, Inc., from UDO Section 27-602-B Perimeter Landscaping and UDO Section 27-602-4(E)-7-B1 Screening Requirements at 4907 Riverfront Drive.

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21. Development Plan #13-7-20; A request by Allen Western, agent for Western Millwright Services, Inc., for a development plan approval for an office addition at 4907 Riverfront Drive.
22. Conditional Use #10-7-20; A request by Griffin Hanna for a mobile food court at 70 South 7<sup>th</sup> Street.
23. UDO Amendments