

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT**  
**AGENDA**  
**EXHIBIT HALL B**  
**FORT SMITH CONVENTION CENTER**  
**5:30 P.M.**  
**August 11, 2020**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES FROM July 14, 2020**

**IV. STAFF COMMENTS AND PROCEDURES**

1. Temporary Use Permit #1-8-20; A request by Michael Johnson, agent for Fort Smith Special School District, for three (3) portable classroom buildings for Darby Junior High School at 616 North 14<sup>th</sup> Street.
2. Rezoning #19-8-20; A request by Pat Mickle, agent for Skill Craft Homes, for a zone change from residential single-family medium-density (RS-2) to residential single-family high-density (RS-4) by classification at 4100-4300 Old Greenwood Road.
3. Development Plan/Preliminary Plat – Denali Ridge – Pat Mickle
4. Rezoning #21-8-20; A request by Kyle Salyer, agent for Funding Source One, LLC, for a zone change from Residential Multifamily Medium-Density (RM-3) to Commercial Heavy (C-5) by extension at 6200 Phoenix Avenue.
5. Development Plan Deferral #17-8-20; A request by Kyle Salyer, agent for Funding Source One, LLC, for a development plan deferral at 6200 Phoenix Avenue.
6. Conditional Use #11-8-20; A request by Shannon Reith, agent for Tom Hanna, for a satellite university at 70 South 7<sup>th</sup> Street.

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7. Variance #23-8-20; A request by Ron Brixey, agent for Fred Sullivan, from 51% to 0% high quality materials at 8407 South Zero Street.

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8. Development Plan #18-8-20; A request by Ron Brixey, agent for Fred Sullivan, for a mini storage development at 8407 South Zero Street.

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9. Variance #19-8-20; A request by John W. Rogers, agent for First Security Bank, from 27-602-3 minimum landscaping requirements at 7613 Rogers Avenue.

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10. Rezoning #18-8-20; A request by John W. Rogers, agent for First Security Bank, for a zone change from commercial heavy (C-5) and commercial light special (C-2 SPL) to commercial light (C-2) by extension at 7613 Rogers Avenue.
11. Development Plan #14-8-20; A request by John W. Rogers, agent for First Security Bank, for a development plan approval for a bank at 7613 Rogers Avenue.

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12. Variance #21-8-20; A request by Brandon Richmond, owner, from 1) UDO Section 27-602-4C-(2)(3) – High Quality Materials, 2) from section 27-601-14(B)(3) requirements for a 12’ passing aisle, and 3) Section 27-601-2 required number of queuing spaces at 6600 Phoenix Avenue.
13. Variance #22-8-20; A request by Ricky Hill, agent for Thelma Williams, from 7.5’ to 3.9’ interior side yard setback at 2407 Phoenix Avenue.
14. Variance #20-8-20; A request by Janell Camarena, agent for Effie and Vasso Drosopoulos, from 25’ to 23’ front yard setback at 1217 South Waldron Road.

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15. Development Plan #16-8-20; A request by Mickle Wagner Coleman, agent for Jam Investments, for development plan approval for a convenience store development at 6201 Grand Avenue.

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16. Variance #24-8-20; A request by Mickle Wagner Coleman, agent for Jam Investments, from Section 27-602-3B minimum landscaping requirements at 6201 Grand Avenue.

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17. PZD Rezoning #20-8-20; A request by Allen Jay Young, agent for Fort Chaffee Redevelopment Authority, for a zone change from not zoned to a Planned Zoning District (PZD) by classification at 8000 Taylor Avenue.
18. PZD Rezoning #22-8-20; A request by Andy Brown, agent for Blake Properties, LLC, for a zone change from not zoned to a Planned Zoning District (PZD) by classification at 11509, 11601, 11603, 11605 Roberts Boulevard, 11708, 11709, 11712, 11714, 11716 Sagebrush Lane, 7601, 7505, 7509 Terry Street, and 7609 Buckhorn Street.
19. Subdivision Variance #5-8-20; A request by Andy Brown, agent for Big Ten Properties, LLC, from UDO Section 27-504-3(A) Private Access Easement at 212 North 49<sup>th</sup> Street.
20. Development Plan #15-8-20; A request by Andy Brown, agent for Big Ten Properties, LLC, for a development plan approval for a duplex development at 212 North 49<sup>th</sup> Street.

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21. Variance #18-8-20; A request by Andy Brown, agent for Big Ten Properties, LLC, from 50’ to 0’ minimum lot frontage at 212 North 49<sup>th</sup> Street.

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22. UDO Amendments