

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT**  
**AGENDA**  
**EXHIBIT HALL A3**  
**FORT SMITH CONVENTION CENTER**  
**5:30 P.M.**  
**October 13, 2020**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES FROM September 8, 2020**

**IV. STAFF COMMENTS AND PROCEDURES**

**1. CONSENT AGENDA**

- a. Conditional Use #13-10-20; A request by Darla Lackey for a food distribution center at 616 North 10<sup>th</sup> Street.
  - b. Home Occupation #5-10-20; A request by Aaron A. Newman, owner, for a glass blowing and sculpting business at 3606 Eastland Circle.
  - c. Home Occupation #4-10-20; A request by Jessica Paige McCoy, owner, for an online resale business at 5319 Spring Mountain Road.
2. Rezoning #25-10-20; A request by Mickle Wagner Coleman, agent for Phoenix Fort Smith Partners, LLC, for a zone change from Residential Multifamily Medium Density (RM-3) to Commercial Heavy (C-5) by extension at 5700, 5800, and 5900 Phoenix Place.

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3. Variance #28-10-20; A request by Mickle Wagner Coleman, agent for Phoenix Fort Smith Partners, LLC, from UDO Section 27-200 definition of a business sign at 5700 Phoenix Place.
4. Variance #31-10-20; A request by Kenny Kaelin, agent for Pamela Byrd, from 30' to 28' front-yard setback at 2017 South 88<sup>th</sup> Street.
5. Variance #29-10-20; A request by Ron Brixey, agent for Anh Nguyeeett Le, for 1) from 25' to 18.9' front-yard setback, 2) from 15' to 0' exterior side-yard setback, 3) from 30' to 20' interior side-yard setback, 4) from the perimeter landscaping requirements and 5) from 25 to 21 minimum number of parking spaces at 1521 Fresno Street.

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6. Conditional Use #12-10-20; A request by Ron Brixey, agent for Anh Nguyeeett Le, for a temple at 1521 Fresno Street.

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7. Variance #27-10-20; A request by Jay Young, agent for Daniel Mann, from the Arvest PZD opaque screening fence requirement at 8000 Taylor Avenue.
8. Variance #30-10-20; A request by Brett Abbott, agent for Ron Smith, for 1) from the required 51% high quality materials and 2) from the perimeter landscaping and parking lot screening at 9105 South Zero Street.

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9. Conditional Use #14-10-20; A request by Brett Abbott, agent for Ron Smith, for a contractor's shop and storage yard at 9105 South Zero Street.
10. Development Plan #19-10-20; A request by Blew & Associates, agent for PB General Holdings, LLC, for a neighborhood store (Dollar General) at 7601 South Zero Street.

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11. Variance #26-10-20; A request by Blew & Associates, agent for PB General Holdings, LLC, from 37 to 30 minimum number of parking spaces at 7601 South Zero Street.

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12. UDO Amendment