

**PLANNING COMMISSION & BOARD OF ZONING ADJUSTMENT  
AGENDA  
EXHIBIT HALL A3  
FORT SMITH CONVENTION CENTER  
5:30 P.M.  
December 8, 2020**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES FROM November 10, 2020**

**IV. STAFF COMMENTS AND PROCEDURES**

**1. CONSENT AGENDA**

- A. Massard Office Park, Phase I – Preliminary Plat – Frontier Engineering, Inc.
  - B. Lick Estates – Final Plat – Brixey Engineering & Land Surveying, Inc.
  - C. Home Occupation #6-12-20; A request by Bao Ha, owner, for an online custom apparel business at 1923 Hilary Lane.
  - D. Home Occupation #7-12-20; A request by Randy and Janet Harper, for an online custom plaque and awards business at 1508 South 40<sup>th</sup> Street.
2. Fianna Hills Phase III – Preliminary Plat – Mickle-Wagner-Coleman, Inc.

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- 3. Variance #40-12-20; A request by Ricky Hill, agent for Steve Campbell, from 100' to 60' minimum lot width at building line and from 50' to 0' minimum street frontage at 3408, 3420 & 3430 Ramsgate Way.

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- 4. Subdivision Variance #8-12-20; A request by Ricky Hill, agent for Steve Campbell, from UDO Section 27-504-3 private access easement requirements at 3408, 3420 & 3430 Ramsgate Way.
- 5. Development Plan #29-12-20; A request by Ricky Hill, agent for Steve Campbell, for development plan approval for two (2) single family developments at 3408, 3420 & 3430 Ramsgate Way.

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- 6. Variance #36-12-20; A request by Dan Rowton, owner, from 25 feet to 13 feet front-yard setback at 10 Linwood Street.

7. Variance #37-12-20; A request by Fenwick Properties, agent for Anh Nguyett Le, from the required opaque screening fence adjacent to residential development on the west property line at 1521 Fresno Street.
8. Variance #38-12-20; A request by Blew & Associates, Agent for First Western Bank, from 37 to 30 minimum number of parking spaces at 3201 Phoenix Avenue.

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9. Development Plan #26-12-20; A request by Blew & Associates, agent for First Western Bank, for a neighborhood store (Dollar General) at 3201 Phoenix Avenue.
10. Development Plan #27-12-20; A request by Grant Glover, owner, for an accessory storage building at 200 South Zero Street.

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11. Variance #39-12-20; A request by Grant Glover, owner of Arkansas Glass and Mirror, for 1) from the required high-quality materials on front and sidewall facades within (40) feet of the front facade; 2) from the opaque screening fence for trash receptacles; and 3) from the UDO perimeter landscaping requirements at 200 South Zero Street.

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12. Subdivision Variance #7-12-20; A request by Ron Brixey, agent for Hai & Hong Tran, from UDO Section 27-504-3(A) (B) private access easement at 3419 South 66<sup>th</sup> Street.
13. Development Plan #28-12-20; A request by Ron Brixey, agent for Hai & Hong Tran, for a duplex at 3419 South 66<sup>th</sup> Street.

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14. Variance #41-12-20: A request by Lisa Lowther, owner, from 30' to 8' front yard setback at 316 North 47<sup>th</sup> Street. Request by Lisa Lowther.

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15. UDO Amendments