



## Planning Commission & Board of Adjustment

Pea Ridge City Hall  
975 Weston Street  
April 1, 2025  
6:00 p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Review Minutes**
  1. March 3<sup>rd</sup>, 2025, Planning Commission Meeting
- IV. **Announcements**
- V. **Public Hearings**
  1. **White – Rezone**  
522 Kelly Lane  
A, Agriculture; RE, Residential Estate; & R-1 Low Density Residential to R-1, Low Density Residential
  2. **D.R. Horton Inc. – Rezone**  
Lee Town Road & Greer Street  
R-3, High Density Residential to R-2, Medium Density Residential
  3. **Sherman Revocable Trust, Karen Sherman - Rezone**  
14245 Dove Road  
A, Agriculture to C-2, General Commercial
  4. **Walk the Dog Land Trust - Rezone**  
West of Dove Road & Gaines Street Intersection  
A, Agriculture to C-2, General Commercial
  5. **Legacy Fields - Rezone**  
12690 Shrader Road  
A, Agriculture to PZD, Planned Zoning District
  6. **Text Amendment to Title 14 Zoning, Chapter 14.04 Zoning Ordinance Adopted, Section 14.04.05 District Regulations, Section 4 Commercial and Industrial Uses Permitted**  
A proposed amendment to the types of uses permitted in commercial districts.
  7. **Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards**  
A proposed amendment to add a new Section L to require recreation areas in new subdivisions.
- VI. **Old Business**

## **VII. New Business**

- 1. White – Rezone**  
522 Kelly Lane  
A, Agriculture & RE, Residential Estate to R-1, Low Density Residential
  
- 2. D.R. Horton Inc. – Rezone**  
Lee Town Road & Greer Street  
R-3, High Density Residential to R-2, Medium Density Residential
  
- 3. Sherman Revocable Trust, Karen Sherman - Rezone**  
14245 Dove Road  
A, Agriculture to C-2, General Commercial
  
- 4. Walk the Dog Land Trust - Rezone**  
West of Dove Road & Gaines Street Intersection  
A, Agriculture to C-2, General Commercial
  
- 5. Legacy Fields - Rezone**  
12690 Shrader Road  
A, Agriculture to PZD, Planned Zoning District
  
- 6. Text Amendment to Title 14 Zoning, Chapter 14.04 Zoning Ordinance Adopted, Section 14.04.05 District Regulations, Section 4 Commercial and Industrial Uses Permitted**  
A proposed amendment to the types of uses permitted in commercial districts.
  
- 7. Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards**  
A proposed amendment to add a new Section L to require recreation areas in new subdivisions.
  
- 8. Walnut Hill Subdivision Phase V – Final Plat**  
Andy Buck Road

## **VIII. Board of Adjustments**

### **IX. Adjourn**

**Planning Commission  
Board of Adjustment  
March 4, 2025  
6:00 p.m.**

**1. Call to Order**

The March 4, 2025, Pea Ridge Planning Commission meeting was called to order by Chairperson Michael Wilhelm.

**2. Roll Call**

Roll:

Chairperson Michael Wilhelm	Present
Vice Chairperson Dr. Karen Sherman	Present
Commissioner Carolyne Wendel	Present
Commissioner Juan Arriola	Present
Commissioner Shelia Wilkerson	Present
Commissioner Sean Rooney	Present
Commissioner Adam Stokes	Present

**3. Review Minutes from February 4, 2025, Planning Commission Meeting.**

Vice Chairperson Dr. Karen Sherman motioned to approve the February 4, 2025, Planning Commission minutes as presented.

Commissioner Carolyne Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Abstain

**The motion to approved passed 6 in favor, 1 abstention.**

**4. Announcements**

Mr. Keegan Stanton clarified that the J&J Investments agenda item was originally advertised as C-2, but the request had been revised to C-1.

Chair Michael Wilhelm and Vice Chairperson Dr. Karen Sherman introduced Keegan Stanton as the city's new Planning Director.

**5. Public Hearing**

Chairperson Michael Wilhelm opened the Public Hearing and welcomed public comments.

**Sanchez & Holliday – Rezone**

Sugar Creek Road  
A, Agriculture to R-1, Low Density Residential

Catelyn Gibbs, attorney with Watkins, Boyer, Gray & Curry, stood to represent the applicant and discuss the rezone request for A, Agriculture to R-1, Low Density Residential on Sugar Creek Road. Ms. Gibbs stated that the applicant's plan was to split the lot for residential purposes.

There were no public comments.

**Blonde Bomber – Rezone**

1325 West Pickens Road

R-1, Low Density Residential to C-1 Neighborhood Commercial

Daniel Koster with Benchmark Group, stood to represent the applicant and discuss the rezone request for R-1, Low Density Residential to C-1, Neighborhood Commercial at 1325 West Pickens Road. Mr. Koster stated that the intention of the applicant was to use the property for a daycare.

Benjamin Osowiecki, 1686 Farrell Street, stood to speak on this item. Mr. Osowiecki stated his residence was adjacent to the request, and that the properties surrounding the request were all residential. He stated his concern of the impact of a commercial use behind residences.

Bethany Osowiecki, 1686 Farrell Street, stood to speak on this item. Ms. Osowiecki stated that she was concerned of the impact that uses allowed in C-1 would have on her property. She stated that C-1 zoning did not make sense in this location and that her expectation was that this area would be residential. She is concerned about traffic and safety near the schools.

**Jack and Tammy Johnson – Rezone**

1089 North Davis Street

R-1, Low Density Residential to R-2, Medium Density Residential

Jack Johnson, 608 Carr Street, stood to represent this item and discuss the rezone request for R-1, Low Density Residential to R-2, Medium Density Residential at 1089 North Davis Street. Mr. Johnson stated that he purchased the property in 2021 and spoke to the history of the property and improvements that had been made. Mr. Johnson stated the intent was to be able to split the property for residential use and stated that there were at least 7 parcels that were smaller, and 5 that were the same size as what they were planning to do in the neighborhood. He stated that he did not think this request would increase traffic.

Wayne Patton, 1030 North Davis Street, stood to speak on this item. Mr. Patton was concerned that the rezoning might allow duplexes.

Chairperson Wilhelm stated that the R-2 zoning district did not permit multifamily.

Mr. Patton continued to speak on the item and stated that traffic backed up on Davis Street, there were no sidewalks, and the water lines in the area were in poor condition.

Jack Johnson stood again to speak on this item to state that they signed an easement for sidewalk on Davis Street. He stated that one lot would access Davis and one lot would access Watie.

**J&J Investments LLC – Rezone**

Carr Street

R-1, Low Density Residential to C-1, Neighborhood Commercial

Mayor Nathan See, 975 West Street, stood to represent this item and discuss the rezone request for C-1, Neighborhood Commercial from R-1, Low Density Residential. Mayor See stated that as the city was planning for sidewalks, it was brought to the city's attention that this property was shown as residential on the zoning map where it was supposed to have been commercial when the zoning map was revised in 2021, and that had been an error.

Vice Chairperson Dr. Sherman stated that this property had been assumed to be commercial for several years and has had several attempts to correct the zoning.

Jack Johnson, 608 Carr Street, stood to speak on this item. Mr. Johnson stated that he had previously owned and sold this property to the previous owners of the existing storage building saying that it had been too small to do anything residential with.

Michelle Blankenship, 502 Carr Street, stood to speak on this item. Ms. Blankenship stated that she lived adjacent to the property since 1997. She stated her concerns were the placement of her house near potential commercial uses in C-1. She stated that commercial uses could be invasive, there would be more activity, and that there would be less privacy. She mentioned that the gravel road outside of her house had been repaired at her expense, washing out, and had become a public use road.

Vice Chairperson Dr. Sherman stated that everyone had worked on the assumption that it had been C-1 already because it was supposed to have been C-1 for all these years, and that this rezoning was correcting the error. Dr. Sherman asked if Ms. Blankenship had heard of any potential development on this property.

Ms. Blankenship stated that she had not heard of any potential development. She stated that she was concerned with potential drainage and noise issues.

Chairperson Michael Wilhelm closed the Public Hearing and re-opened the Planning Commission meeting.

## 6. New Business

### **Baoni Dental - LSD**

833 North Curtis Avenue

Jomar Cruz with Swope Consulting stood to represent this item.

Vice Chairperson Dr. Sherman asked staff if they had any comments.

Mr. Stanton stated that this proposal met the Large Scale Development standards and the staff's recommendation was to approve.

Vice Chairperson Dr. Sherman stated that this item had been reviewed previously at tech review and by staff and that changes had been made to meet code requirements. Dr. Sherman stated that the review process may look different now that the city has staff to review in addition, and reinforced that the item had been thoroughly vetted so there may not be as many questions as usual.

Vice Chairperson Dr. Karen Sherman motioned to approve the Baoni Dental LSD.

Commissioner Sheila Wilkerson seconded the motion.

#### Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carlyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed unanimously.**

### **Riverstone Farms - LSD**

East Highway 72

Jason Ingalls of Expedient Civil Engineering, 9200 Suits Us Dr., Bella Vista, Arkansas, stood to represent the Riverstone Farms Preliminary Plat. He stated that the intent was to develop a single-family residential subdivision on 20 acres next to the new city sports complex.

Vice Chairperson Dr. Karen Sherman asked staff if the applicant had received an offsite easement for construction from the neighbor.

Mr. Ingalls stated that the neighbor was the individual who had sold the developer this land and was fine with acquiring the easement as a condition of approval.

Vice Chairperson Dr. Karen Sherman asked staff how they should handle that as it was a concern at tech review.

Mr. Stanton stated that the requirement to acquire the easement can be a condition of approval.

Commissioner Stokes discussed the total number of lots and the number of access points to the subdivision and asked what the threshold was to need additional access.

Mr. Stanton stated that it was 30 lots.

John Cottingham, Pea Ridge Fire Department, stated that the option was for additional access or to sprinkle the homes.

Mr. Ingalls stated that the commission had previously approved subdivisions with this type of access before and asked for the same consideration.

Vice Chairperson Dr. Karen Sherman stated that regardless of what the Planning Commission approves, the development will still be required to follow all fire codes.

Commissioner Wilkerson asked about the maintenance and longevity of residential sprinkler systems.

Mr. Cottingham explained the installation, function, and maintenance of residential sprinkler systems.

Mr. Ingalls explained that temporary access to the property to the west was provided through an easement.

Vice Chairperson Dr. Karen Sherman asked if the plans met all requirements except access points.

Mr. Stanton stated that the intent of the street stub was for future connection, so it meets the intent of that code requirement.

Mike Nida, Pea Ridge Water Department, stated that the water department did have a comment to loop the water line, and was ok with the most recent plan that had been submitted.

Vice Chairperson Dr. Karen Sherman motioned to approve the Riverstone Farms Preliminary plat with the following contingencies:

1. ADH approval.
2. Acquisition of an off-site construction easement prior to the pre-construction meeting.

Commissioner Carolyne Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm                      Yes

Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve with contingencies passed unanimously.**

**Sycamore Holdings Subdivision – LSD**

Hazelton Road

Clint Karstetter, CK Civil, 155 E Township Tontitown, Arkansas stood to represent the Sycamore Farms Preliminary Plat.

Commissioner Rooney asked if the latest plans addressed the discussion on greenspace from Tech Review.

Mr. Stanton stated that the northwest drainage pond had a gravel trail added around it.

Commissioner Wilkerson asked if an additional greenspace was added to the southeast corner of the site.

Mr. Stanton said that it had not been added, but that the trail connection, while not yet connected, will eventually act as greenspace.

Commissioner Wilkerson asked if there had been space for a greenspace without taking up a lot.

Mr. Karstetter stated that the trailhead had been placed, but that the corner lot, while large in area, had limited frontage.

Vice Chair Dr. Sherman asked about the drainage swale as it had not been seen in previous plans.

Mr. Karstetter stated that it was added to service drainage coming from this cul-de-sac and several of the lots in this corner of the site.

Commissioner Rooney asked for confirmation that the drainage ponds were benched; Mr. Karstetter stated yes, they were.

Commissioner Wilkerson asked if there had been a double-safety system on the ponds.

Mr. Stanton replied that the ponds had been given a safety ring and were fenced, except for the northwest pond.

Commissioner Wilkerson stated that she did have a concern with proposed density of the development compared to the amount of greenspace in the subdivision.

Mr. Stanton stated that while there may not be much greenspace within the proposed subdivision, the future trail will provide a good connection to other greenspaces once it is built out. He also stated that the city can look into adopting ordinances that require greenspace be provided. Mr. Stanton did state that the staff's recommendation is to approve the subdivision as it does meet our regulations.

Staff and the commission had further discussion on Planning Commission action on subdivisions.

Commissioner Adam Stokes motioned to approve the Sycamore Holdings Subdivision with the following contingency:

1. ADH Approval

The motion was seconded by Commissioner Sean Rooney.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carlyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Abstain

**The motion to approve with contingencies passed with 6 in favor, 1 abstention.**

**Commissioner Wilkerson's abstention requested the city consider a greenspace requirement for subdivisions.**

**Sanchez & Holliday – Rezone**

Sugar Creek Road  
A, Agriculture to R-1, Low Density Residential

Commissioner Adam Stokes motioned to approve the Sanchez & Holliday rezoning request from A, Agriculture to R-1, Low Density Residential.

Commissioner Sheila Wilkerson seconded the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carlyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed unanimously.**

**Blonde Bomber – Rezone**

1325 West Pickens Road  
R-1, Low Density Residential to C-1 Neighborhood Commercial

Vice Chair Dr. Sherman asked what the long-range plan showed for this property.

Commissioner Stokes stated it was residential.

Commissioner Stokes stated across from the high school it was shown to be commercial.

Vice Chair Dr. Sherman stated she was concerned that once the property is rezoned to commercial, any allowable commercial use in C-1 would be permitted.

Mr. Koster spoke on spot zoning and how this request would be compatible with residential uses and the details of the proposed development.

Mr. Shane Perry, city attorney, stated that the commission should consider what is the highest and best use of the property, the compatibility with the surrounding properties, the uses allowed in the C-1 zone, the issues of traffic, noise, and impacts as well as public feedback. He did state it was not appropriate to consider the specifics of one proposed development.

Mr. Stanton displayed the allowable uses in C-1 on the screen.

Mr. Perry stated that a text amendment to the commercial districts may be appropriate. Mr. Stanton concurred.

Vice Chair Dr. Karen Sherman motioned to deny the Blonde Bomber rezoning request from R-1, Low Density Residential to C-1, Neighborhood Commercial.

Commissioner Carolyn Wendel seconded the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Nay
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to deny passed 6 in favor, 1 opposed.**

**Jack and Tammy Johnson – Rezone**

1089 North Davis Street

R-1, Low Density Residential to R-2, Medium Density Residential

Commissioner Wendel asked how many acres the property is.

Commissioner Stokes stated it was 0.8 acres.

Commissioner Wendel asked about a water issue.

Mr. Johnson stated city water was on his side of the street, and sewer was on the property as well.

Mr. Nida stated there was a brand new sewer line down Davis. He discussed service locations in a potential lot split and rehab plans for some of the mains.

Commissioner Sean Rooney motioned to approve the J&J Investments LLC rezoning request from R-1, Low Density Residential to R-2, Medium Density Residential.

Commissioner Adam Stokes seconds the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes

Commissioner Carlyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed unanimously.**

**J&J Investments LLC – Rezone**

Carr Street

R-1, Low Density Residential to C-1, Neighborhood Commercial

Vice Chair Dr. Sherman states that she thinks the rezone is concerning for the neighbors that live there but that they have lived there under the pretense that it had already been C-1. She asked if the road is planned to be a city street.

Mayor See stated yes, it is.

Mr. Perry stated that half of the street is already a city street.

Mr. Johnson discussed the history of the property.

Ms. Blankenship stated her concerns with rezoning the property to C-1 and its impact on her property despite the error.

Mr. Perry stated that storage units are on the property adjacent. He asked how it was zoned.

Vice Chair Dr. Sherman stated that it was zoned C-1.

Commissioner Adam Stokes motions to approve the J&J Investments LLC rezone request from R-1, Low Density Residential to C-1, Neighborhood Commercial.

Commissioner Sean Rooney seconds the motion.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carlyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed unanimously.**

9. Adjourn

Vice Chairperson Dr. Karen Sherman motioned to adjourn.

Commissioner Carlyne Wendell seconded the motion.

**All in favor.**

**The motion to adjourn passed unanimously.**

**Respectfully submitted by:**

**Approved by:**

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**Keegan Stanton, AICP**  
**Planning Director**

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**Michael Wilhelm**  
**Chairperson**





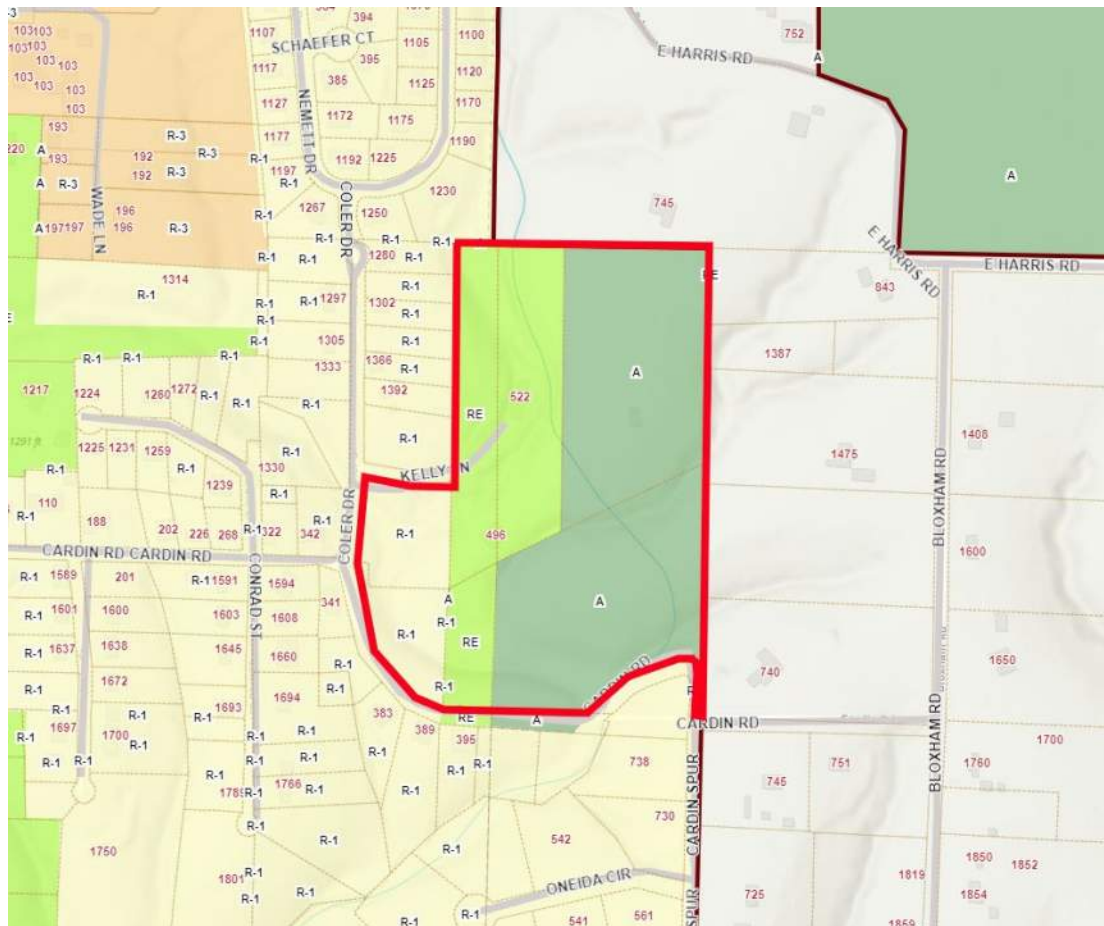
# STAFF REPORT

## White Rezone

<b>Location:</b>	522 Kelly Lane
<b>Current Zoning:</b>	A, Agriculture; RE, Residential Estate; R-1, Low Density Residential
<b>Land Use Designation:</b>	RS, Residential Subdivision; RE, Residential Estate
<b>Proposed Zone:</b>	R-1, Low Density Residential
<b>Owner/Applicant:</b>	Terisa White/Cody Regan
<b>Property size:</b>	+/- 25.14 acres

**Request:** Terisa White/Cody Regan are requesting to rezone their property from A, Agriculture; RE, Residential Estate; and R-1, Low Density Residential to R-1, Low Density Residential.

**Vicinity Map** (illustrative only):



## Property Description

The subject property is located at 522 Kelly Lane, being parcel numbers 13-00014-001, 13-00548-000, 13-00648-001, 13-00014-002, 13-00014-011, 13-00014-008, and 13-00014-006. The property is presently zoned A, Agriculture; RE, Residential Estate; and R-1, Low Density Residential with a future land use designation of Residential Subdivision and Residential Estate. Adjacent zoning districts include R-1, Low Density Residential to the north, west, and south, and unincorporated Benton County to the north and east. Adjacent land use designations include Residential Subdivision to the north, west, and south, and Residential Estate to the north and east. The property is presently developed with a residence. This property has direct access to Kelly Lane, Coler Drive, and Cardin Road.

## Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Providing a safe living environment that offers quietness and privacy
2. Protecting residential areas from adjacent incompatible land uses
3. Providing housing at low and medium densities
4. Providing housing accessible by an adequate street system

This request is consistent with the Future Land Use Map, which designates this property as Residential Subdivision and Residential Estate.

## Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. The subject property is located adjacent to an existing low density residential neighborhood in a private and quiet area.

Several roads currently exist that would service this property providing various points of access should the property be subdivided in the future.

This request is not compatible with the Future Land Use Map. The property is shown to be Residential Subdivision.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning, and the consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

## Supplemental Information

### Ch. 14.04.05 District Regulations

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

RE, Residential Estate. The purpose of this district is to accommodate single-family residential development on very low density, large estate type lots of at least 1 acre. This zone is intended to help establish and preserve rural/estate character in certain areas

R-1, Low Density Residential. The purpose of this district is to accommodate single-family residential uses on generously sized residential lots of at least 12,000 square feet. This zone is generally applied on the built-up areas of the city, where public sanitary sewer is available, and may act as a buffer to RE and R-2 zones.

Future Land Use Categories:

Residential Subdivision (RS): These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.

Residential Estates (RE) These areas include low-density estate subdivision lots as well as larger tracts of land that have no uniform development pattern. This area will have a range of housing types and lot sizes but will typically be lots larger than 1 acre in size.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
<b>Lot size</b>						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



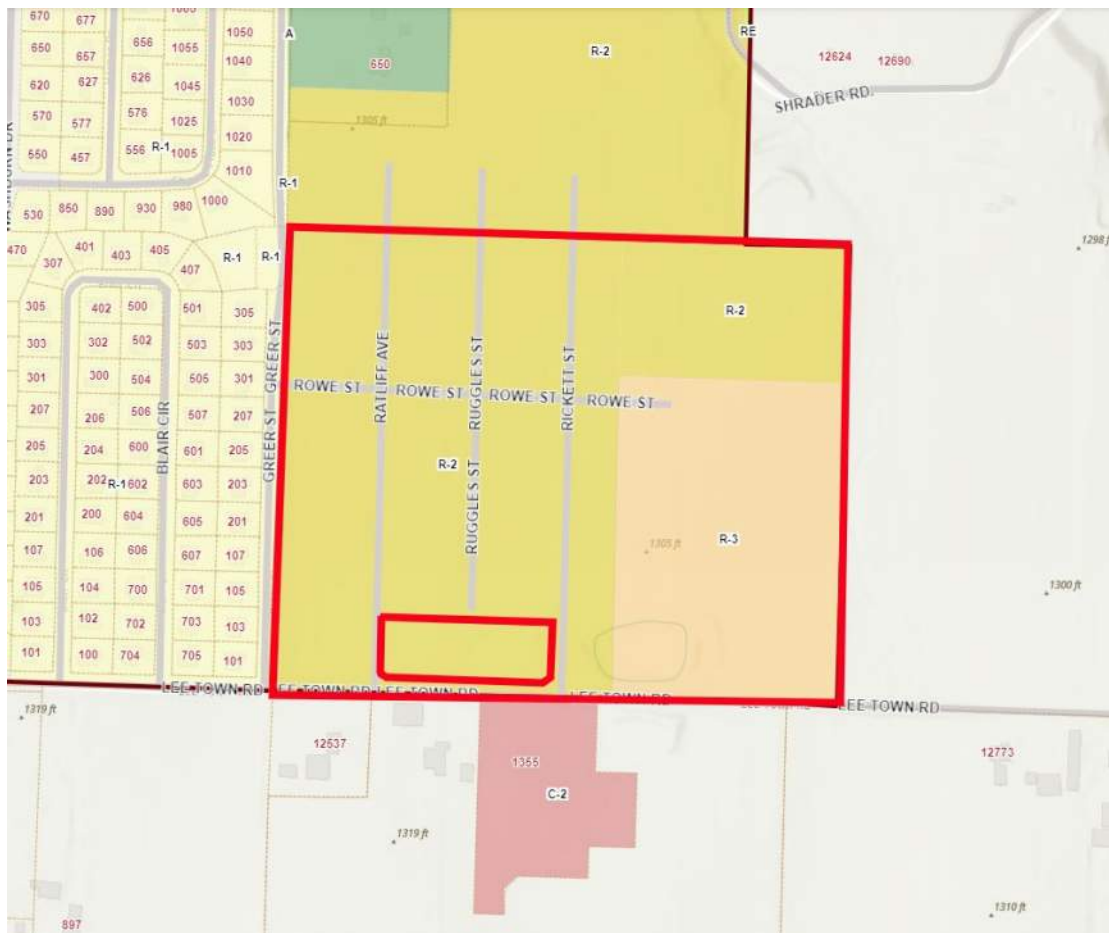
# STAFF REPORT

## D.R. Horton Inc. Rezone

<b>Location:</b>	Lee Town Road & Greer Street
<b>Current Zoning:</b>	R-2, Medium Density Residential; R-3, Multi-Family Residential, Varying Densities Residential
<b>Land Use Designation:</b>	Slack & Lee Town Corridor, Residential Subdivision
<b>Proposed Zone:</b>	R-2, Medium Density Residential
<b>Owner/Applicant:</b>	D.R. Horton Inc./Halff
<b>Property size:</b>	+/- 47.85 acres

**Request:** D.R. Horton Inc./Halff are requesting to rezone their property from R-2, Medium Density Residential and R-3, Multi-Family Residential, Varying Densities Residential to R-2, Medium Density Residential.

**Vicinity Map** (illustrative only):



## Property Description

The subject property is located along Lee Town Road and Greer Street, being parcel number 13-00075-126. The property is presently zoned R-2, Medium Density Residential; R-3, Multi-Family Residential, Varying Densities Residential with a future land use designation of Slack & Lee Town Corridor and Residential Subdivision. Adjacent zoning districts include R-1, Low Density Residential to the west; R-2, Medium Density Residential to the north; C-2, General Commercial to the south; and unincorporated Benton County to the northeast, east, and south. Adjacent land use designations include Residential Subdivision to the west and north; Slack and Lee Town Corridor to the east and south; and Residential Estate to the east. The property is presently under construction for a residential neighborhood. This property has direct access to both Lee Town Road and Greer Street. Note that the commercial lot in Rolling Meadows is excepted out of this request.

## Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Providing a safe living environment offering quiet and privacy
2. Protecting residential areas from incompatible adjacent land uses
3. Providing multi-modal access to residential areas
4. Developing residential areas at medium densities

This request is consistent with the Future Land Use Map, which designates this property as Slack & Lee Town Corridor and Residential Subdivision.

## Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. The request provides medium density residential units in an area and manner consistent with existing development, zoning, and land use. The area is generally of a quiet, private nature.

With the existing commercial lot at the front of the Rolling Meadows development, this zoning is generally setback from the major corridor and is somewhat buffered by the commercial lot. The proposed trail section with the Rolling Meadows subdivision would connect this area with alternative transportation networks.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

## Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

R-2, Medium Density Residential. This district is intended to accommodate single-family residential uses on moderately sized, medium density lots of at least 8000 square feet. This is the smallest lot size for areas that are exclusively for single-family purposes, and the availability of public sanitary sewer shall be a requirement for R-2 zoning.

R-3, Multi-Family Residential, Varying Densities. This district is to provide for higher density mixes of residential uses including, duplex, triplex, 4-plex and multi-family development complexes. Congregate housing for the elderly is also anticipated in this zone. Areas so classified must have all

municipal services available. The maximum density in this district is twelve (12) dwelling units to the acre.

Future Land Use Categories:

Residential Subdivision (RS): These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.

Slack & Lee Town Corridors (SC) The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
<b>Lot size</b>						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



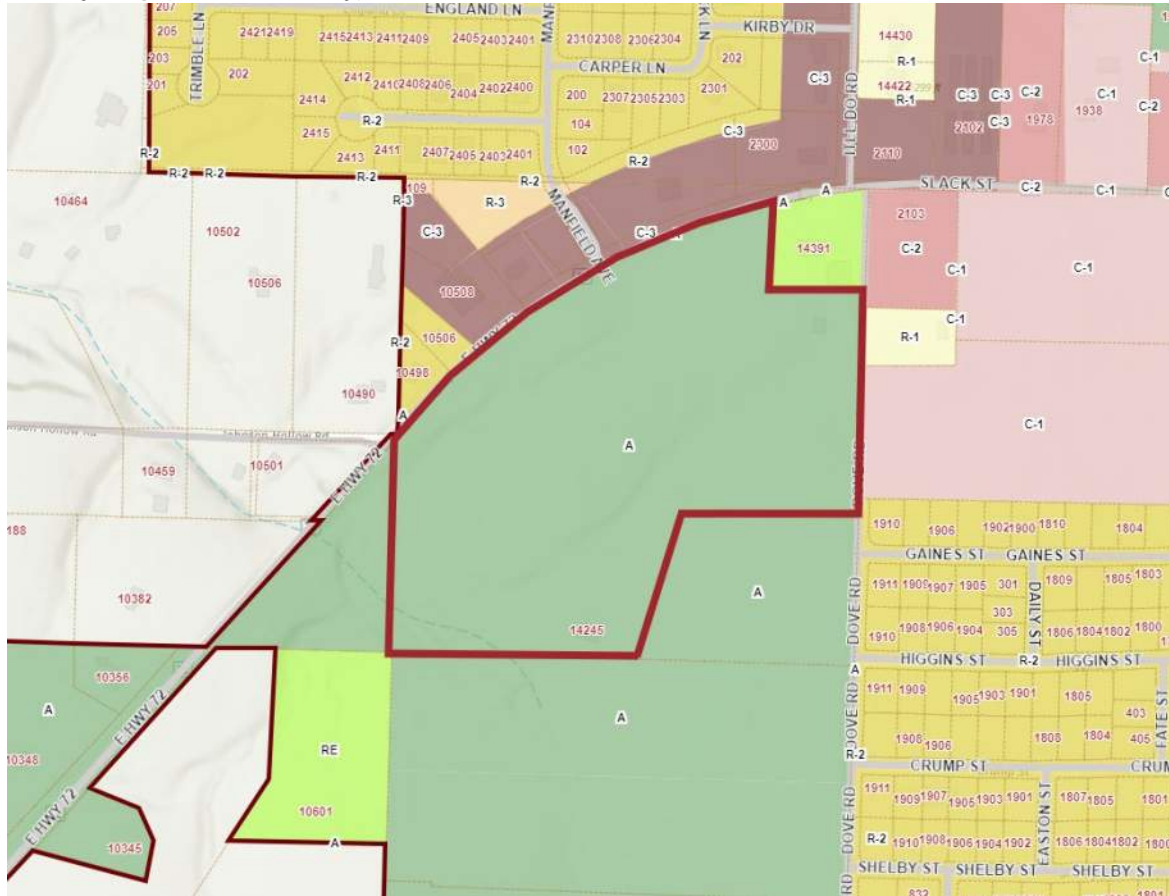
# STAFF REPORT

## Sherman Revocable Trust Rezone

<b>Location:</b>	14245 Dove Road
<b>Current Zoning:</b>	A, Agriculture
<b>Land Use Designation:</b>	Entry Center/Residential Subdivision
<b>Proposed Zone:</b>	C-2, General Commercial
<b>Owner/Applicant:</b>	Sherman Revocable Trust, Karen Sherman/CEI Engineering Associates, Inc./Watkins, Boyer, Gray & Curry, PLLC
<b>Property size:</b>	+/- 26.08 acres

**Request:** Sherman Revocable Trust, Karen Sherman/CEI Engineering Associates, Inc./Watkins, Boyer, Gray & Curry, PLLC are requesting to rezone their property from A, Agriculture to C-2, General Commercial

**Vicinity Map (illustrative only):**



## Property Description

The subject property is located along East Highway 72 and Dove Road, being parcel number 13-00124-050. The property is presently zoned A, Agriculture with a future land use designation of Entry Center and Residential Subdivision. Adjacent zoning districts include A, Agriculture to the south and west; RE, Residential Estate to the northeast and southwest; R-1, Low Density Residential to the east; R-2, Medium Density Residential to the northwest and southeast; C-1, Neighborhood Commercial to the east; C-2, General Commercial to the northeast; and C-3, General Commercial to the north. Adjacent land use designations include Residential Subdivision to the south and southeast; Entry Center to the north, northeast, and west; and Slack and Lee Town Corridor to the east. The property is presently developed with a residence. This property has direct access to both Highway 72 and Dove Road. This property is contiguous to the Walk the Dog Land Trust rezoning request.

## Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Locating general commercial development at the intersection of major streets
2. Locating general commercial development at commercial nodes
3. Providing accessible, convenient, and attractive commercial locations

This request is partially consistent with the Future Land Use Map, which designates this property as Entry Center and Residential Subdivision.

## Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. The property is located within the Entry Center identified on the Future Land Use Plan. This location is ideal for commercial development being at the entrance to Pea Ridge and is suitable to attracting patrons to business that located in this area from both within and outside of Pea Ridge.

The proposed property is at the corner of two major corridors. Highway 72 is classified as an arterial street while Dove Road is classified as a collector. These streets, along with currently adopted residential compatibility standards would provide buffer between a commercial development and nearby residential property. This request is also located in an area with a diversity of land uses and zoning districts and would supplement the transition that Highway 72 is experiencing as adjoining property develops.

This request is partially compatible with the Future Land Use Map. The majority of the property, being parallel to Highway 72, is shown to be Entry Center. The portion furthest from Highway 72 at the southern end of the property is shown to be Residential Subdivision.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and partial consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

## Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

**Future Land Use Categories:**

Residential Subdivision (RS): These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.

Entry Center: This area is developing and is a critical entry point to the city. New development should be focused on creating a strong sense of place by the accommodation of both vehicular and active transportation connectivity, commercial uses and higher density residential developments. Buildings should be placed closer to the street with parking in the rear.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
<b>Lot size</b>						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



Civil Engineering, Landscape Architecture,  
Survey, Planning & Program Management

2600 NE 11<sup>th</sup> St., Suite 300  
Bentonville, AR 72712  
Office: 479.273.9472  
Toll-free: 1.800.433.4173  
ceieng.com

March 03, 2025

City of Pea Ridge  
975 Weston Street  
Pea Ridge, AR 72751

On behalf of our Client, Sherman Revocable Trust, Karen S we respectfully submit this narrative letter in support of the rezone application for one (1) parcel, currently zoned AV Agricultural Vacant. Parcel #13-00124-050 ≈26.08-acres within Pea Ridge, Benton County, AR.

CEI respectfully requests approval to rezone the identified parcel from its current A-1 Agricultural District classification to a C-2 General Commercial District. This request aligns with the property's highest and best use, considering its strategic location along HWY 72/Slack St. These factors support the rationale for commercial development of this parcel. Please refer to the attached exhibits for further details and supporting documentation.

The proposed rezone C-2 General Commercial District classification will permit the Client to develop the property in accordance with the permitted C-2 uses, while ensuring full compliance with the City of Pea Ridge Municipal Code concerning land use, traffic signage, and appearance standards. Public water and electric utilities are readily available to the site. Public sanitary sewer services are not currently available to the parcel and will require future extension or connection to the nearest available infrastructure. Our client aims to utilize these public infrastructure services as they become available in the vicinity of the property.

We appreciate your consideration of our submittal and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479.268.8465, or by email at: [canderson@ceieng.com](mailto:canderson@ceieng.com).

Respectfully Submitted,  
CEI Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read "Candice E. Anderson". The signature is stylized and enclosed within a large, loopy blue scribble.

Candice E. Anderson  
Project Manager  
Commercial I Department



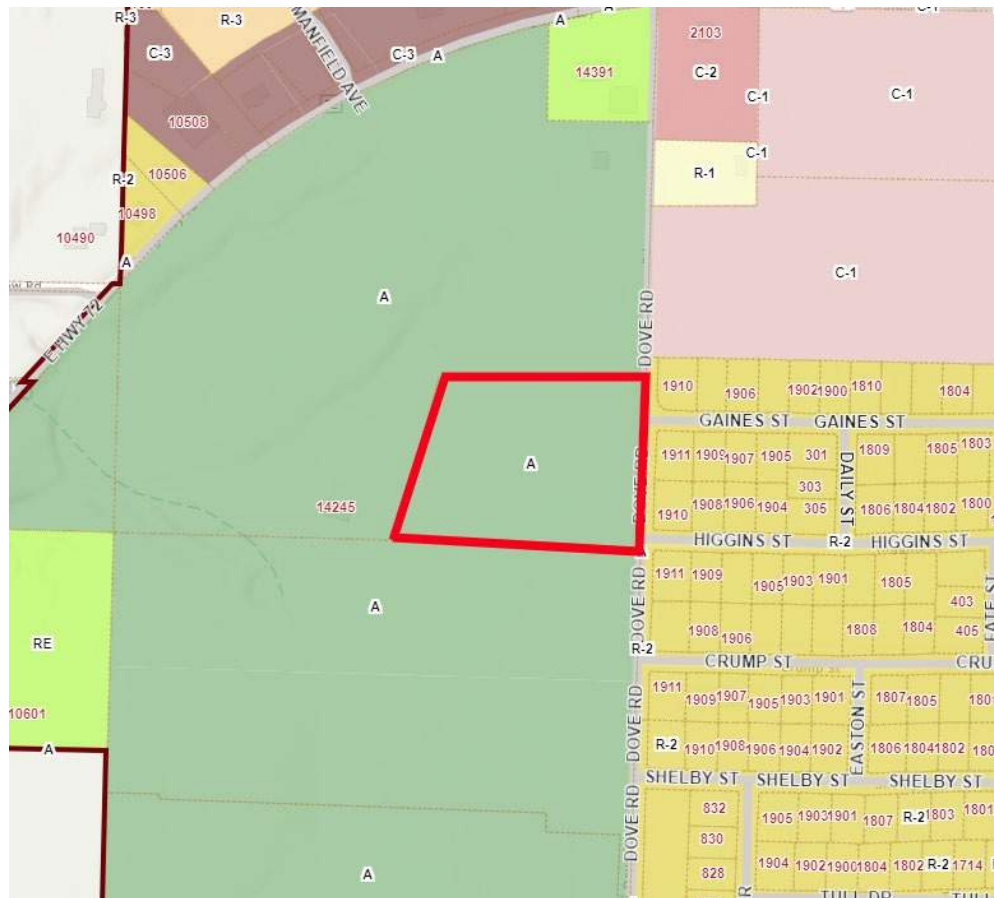
# STAFF REPORT

## Sherman Revocable Trust Rezone

<b>Location:</b>	14245 Dove Road
<b>Current Zoning:</b>	A, Agriculture
<b>Land Use Designation:</b>	Entry Center/Residential Subdivision
<b>Proposed Zone:</b>	C-2, General Commercial
<b>Owner/Applicant:</b>	Walk the Dog Land Trust/CEI Engineering Associates, Inc./Watkins, Boyer, Gary, & Curry, PLLC
<b>Property size:</b>	+/- 5.29 acres

**Request:** Walk the Dog Land Trust/CEI Engineering Associates, Inc./Watkins, Boyer, Gary, & Curry, PLLC are requesting to rezone their property from A, Agriculture to C-2, General Commercial

Vicinity Map (illustrative only):



## Property Description

The subject property is located along Dove Road, being parcel number 13-00124-041. The property is presently zoned A, Agriculture with a future land use designation of Residential Subdivision. Adjacent zoning districts include A, Agriculture to the north, south and west and R-2, Medium Density Residential to the east. Adjacent land use designations include Residential in all directions. The property is presently undeveloped. This property has direct access to Dove Road. This request is contiguous to the Sherman Revocable Trust rezoning request.

## Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Locating general commercial development at the intersection of major streets
2. Locating general commercial development at commercial nodes
3. Providing accessible, convenient, and attractive commercial locations

This request is not consistent with the Future Land Use Map, which designates this property as Residential Subdivision.

## Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. When coupled with its contiguous request, the overall location is ideal for commercial development being at the entrance to Pea Ridge and is suitable to attracting patrons to business that located in this area from both within and outside of Pea Ridge.

The property is located along Dove Road, which is classified as a collector. Collector streets generally move along more traffic as well as act as a buffer between uses or areas across the street from one another as the right-of-way widens. The currently adopted residential compatibility standards would provide buffer between a commercial development and nearby residential property. This request is also located in an area with a diversity of land uses and zoning districts and would supplement the transition that the far western side of Pea Ridge is experiencing as property develops in the area.

This request is not compatible with the Future Land Use Map. The property is shown to be Residential Subdivision.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan, and despite the inconsistency with the Future Land Use Map, staff recommends approval of this rezoning request should the Sherman rezoning request likewise be approved. If the Sherman request is not approved, staff does not recommend approval.

## Supplemental Information

Use Definitions: Ch. 14.04.05 District Regulations

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

Residential Subdivision (RS): These areas include low-medium density subdivisions; most have already been platted or are in development. These areas consist of primarily single-family detached homes with front loaded lots and attached garages.

Entry Center: This area is developing and is a critical entry point to the city. New development should be focused on creating a strong sense of place by the accommodation of both vehicular and active transportation connectivity, commercial uses and higher density residential developments. Buildings should be placed closer to the street with parking in the rear.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
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Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
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I	Industrial



Civil Engineering, Landscape Architecture,  
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ceieng.com

March 03, 2025

City of Pea Ridge  
975 Weston Street  
Pea Ridge, AR 72751

On behalf of our Client, Walk the Dog Land Trust we respectfully submit this narrative letter in support of the rezone application for one (1) parcel, currently zoned AI Agricultural Improvement. Parcel #13-00124-041 ≈5.29acres within Pea Ridge, Benton County, AR.

CEI respectfully requests approval to rezone the identified parcel from its current A-1 Agricultural District classification to a C-2 General Commercial District. This request aligns with the property's highest and best use, considering its strategic location along HWY 72/Slack St. These factors support the rationale for commercial development of this parcel. Please refer to the attached exhibits for further details and supporting documentation.

The proposed rezone C-2 General Commercial District classification will permit the Client to develop the property in accordance with the permitted C-2 uses, while ensuring full compliance with the City of Pea Ridge Municipal Code concerning land use, traffic signage, and appearance standards. Public water and electric utilities are readily available to the site. Public sanitary sewer services are not currently available to the parcel and will require future extension of connection to the nearest available infrastructure. Our client aims to utilize these public infrastructure services as they become available in the vicinity of the property.

We appreciate your consideration of our submittal and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479.268.8465, or by email at: [canderson@ceieng.com](mailto:canderson@ceieng.com).

Respectfully Submitted,  
CEI Engineering Associates, Inc.

A handwritten signature in blue ink, appearing to read 'Candice E. Anderson', enclosed within a large, hand-drawn blue oval.

Candice E. Anderson  
Project Manager  
Commercial I Department



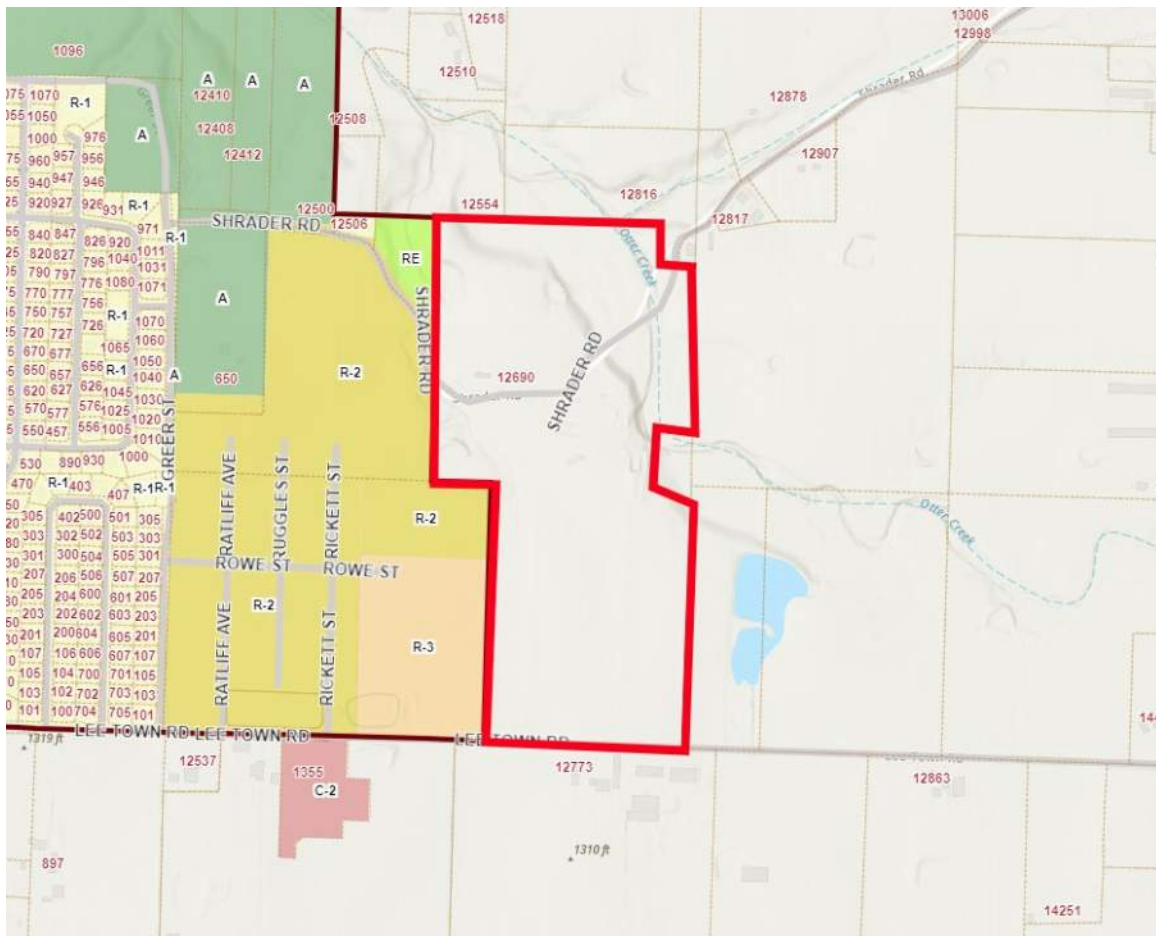
# STAFF REPORT

## Legacy Fields PZD

<b>Location:</b>	12690 Shrader Road
<b>Current Zoning:</b>	A, Agriculture
<b>Land Use Designation:</b>	SC, Slack & Lee Town Corridor; RE, Residential Estate
<b>Proposed Zone:</b>	PZD, Planned Zoning District
<b>Owner/Applicant:</b>	JC & Donna Beaver Revocable Trust/Crafton Tull
<b>Property size:</b>	+/- 25.14 acres

**Request:** JC & Donna Beaver Revocable Trust/Crafton Tull are requesting to rezone their property from A, Agriculture to PZD, Planned Zoning District

**Vicinity Map** (illustrative only):



## **Property Description**

The subject property is located at 12690 Shrader Road, being parcel number 18-05604-000. The property is presently zoned A, Agriculture with a future land use designation of Slack & Lee Town Corridor and Residential Estate. Adjacent zoning districts include RE, Residential Estate to the northwest, R-2, Medium Density Residential to the west, R-3, High Density Residential to the west, and unincorporated Benton County to the north, east, and south. Adjacent land use designations include Slack & Lee Town Corridor to the east and west, Residential Subdivision to the west, and Residential Estate to the north and east. The property is presently developed with a residence. This property has direct access to Shrader Road and Lee Town Road.

## **Relationship to the Comprehensive Land Use Plan**

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Providing a safe living environment that offers quietness and privacy
2. Protecting residential areas from adjacent incompatible land uses
3. Providing housing at low and medium densities
4. Providing housing accessible by an adequate street system
5. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
6. Develop residential areas that will accommodate medium density units
7. Locating neighborhood commercial on major streets on the fringe of residential neighborhoods
8. Providing accessible, convenient, and attractive commercial locations
9. Identifying areas in the community for future commercial development
10. Providing multi-modal access to commercial areas

This request is consistent with the Future Land Use Map, which designates this property as Slack & Lee Town Corridor and Residential Estate.

## **Analysis & Recommendation**

This request meets many of the recommendations of the Comprehensive Land Use Plan. The subject property is located adjacent to a recently approved, under construction, low density residential neighborhood. This request addresses both commercial and residential land use recommendations in a comprehensive manner.

The proposed PZD provides 298 total residential lots. These are comprised of two types, Small Lot Residential (96 total lots) and Larger Lot Residential (202 total lots). The Small Lot would have a minimum lot size of 3000 square feet, and width of 30'. While these are small, the building type proposed for these lots are single-family attached units, or, one-half of a duplex. Were these not to be split, this would be comparable to a duplex (2 units) on a single lot that is 6000 square feet and 60' wide. The Larger Lots would be a minimum size of 5000 square feet and 50' wide.

Both residential areas propose front yard setbacks of 20' and rear yard setbacks of 15'. As the developer is not going to be installing gas in this subdivision, the reduced front yard setback will still be able to accommodate the standard utility corridor. The rear yards may be smaller than most lots in Pea Ridge, however, there is a growing segment of people that prefer smaller yards as it requires less upkeep and maintenance; this is also a residential product type that is uncommon in Pea Ridge, so

both the Small Lot and Larger Lot areas would add to the community's housing choice and diversity. Both also represent an entry-level residential type that is attainable to Pea Ridge's growing workforce.

7' side yard setbacks have also been proposed, which is up from the 5' that had been originally requested.

A commercial component is incorporated into the PZD along the frontage of Lee Town Road. This lot is the same depth as the one in Rolling Meadows to the west and the shown depth is already accommodating the full right-of-way of Lee Town at an arterial width. The setbacks for the commercial zone are a build-to requirement, meaning that the building must be no further than 25' from the road, so the buildable area allowed for a development is larger than a traditionally zoned commercial lot. The applicant has provided an exhibit of what a simplified commercial development may look like from a site planning perspective.

The commercial zone lists allowable uses similar to those found in C-1, and at staff's recommendation, the applicant revised their uses to allow conditionally some of the more intense uses found in C-1, including convenience stores, car washes, and fast food restaurants.

Shrader Road is proposed to be built out to a local section from property line to property line. A full collector-width right-of-way will be dedicated for the future widening when traffic counts would warrant. This build-out includes crossing Otter Creek and performing the required engineering to build over a floodplain and floodway.

A trail is proposed along the Otter Creek floodplain and stubs out for future development to continue the trail. The trail along Lee Town Road is also shown and holds the same alignment as that in Rolling Meadows.

The stub-outs of Rolling Meadows are picked up with this subdivision and two additional stub outs are provided to the east, one being the extension of Shrader Road.

5 common spaces are provided – totaling 12.13 acres or 20% of the total area, meeting the PZD requirement.

A traffic study was performed and is included in the packet. The conclusion of the study did not recommend any improvements.

The PZD is proposed to be in 4 phases. Phase 1 will be most of the western portion. Phase 2 will be most of the northeast of the site. Phase 3 will finish out the residential portion. Phase 4 comprises the commercial lot.

Please see the applicant's materials for more detailed information and a response to the purposes listed in the PZD ordinance.

This request is compatible with the Future Land Use Map. The property is shown to be Slack & Lee Town Corridor and Residential Estate.

The applicant has worked with staff since the initial submittal to address several concerns including side yard setbacks, the alignment and classification of Shrader Road, connectivity, greenspace, and commercial lot size. Staff recommends no amendments to the proposed PZD as presented.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, staff recommends approval of this rezoning request.

**Supplemental Information**

**Ch. 14.04.05 District Regulations**

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

**Future Land Use Categories:**

Slack & Lee Town Corridor (SC) The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.

Residential Estates (RE) These areas include low-density estate subdivision lots as well as larger tracts of land that have no uniform development pattern. This area will have a range of housing types and lot sizes but will typically be lots larger than 1 acre in size.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
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NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



Shrader Rd Master Plan  
Planned Zoning District

Prepared for:  
City of Pea Ridge

Date:  
March 21, 2025



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## Property Location



## Overview

Shrader Rd Subdivision is a proposed mixed-use neighborhood located along Lee Town Rd and Shrader Road, directly east of Rolling Meadows. It was recently annexed into the City and is now proposed to be rezoned to be a combination of commercial and residential uses. It is Benton County Parcel Numbers 18-05604-000 and 18-05604-002 and is approximately 68.1 acres.

## Streets, Sidewalks and Connectivity

The proposed development would consist of local roads only. Two roads (Shrader Road and N/S Collector) are both shown on the future master street plan to be collector roads. After further discussions with staff, it is requested that these streets be downgraded to local streets. They will simply never have the traffic counts necessary to be anything more than local streets. All streets would have a 50' right of way with a 30' back of curb-back of curb width, a 5' greenspace and a 5' sidewalk. Full depth curb and gutter is proposed with this development.

The proposed development would extend Shrader Road and straighten out this section to be much more functional than the existing road. It also has parking areas in two different locations on-site, with perpendicular parking spots to allow for on-site residents as well as visitors to visit the many open spaces on-site.

The proposed development would consist of four planning areas, being Commercial, two forms of residential, and open space.



## Planning Areas

### a) Planning Area 1 – Commercial

- i. This district is intended to be similar in nature with Neighborhood Commercial (C-1). Most of the data shown below has been taken from the current code of C-1, rather than referencing it, so that this code does not have future deviations should that code change. Please note that there are minor deviations from C-1.
- ii. This district is intended to accommodate administrative, executive, and professional offices and associated uses, as well as limited retail trade and services designed to serve adjacent residential neighborhoods, usually of a high or medium density character. Such districts should generally be limited to collector or arterial street locations, or other carefully selected areas. Buildings should be of residential character if practicable regarding outward appearance.
- iii. The size of this Planning Area was intended to be in line with an adjacent development, Rolling Meadows. During the layout of this development, the plans were obtained for that subdivision which set the lot depth for this commercial area.
- iv. Acreage: +/- 2.31 Acres
- v. Minimum Lot Size: 12,000 square feet (all uses)
- vi. Minimum Lot Width: 65'
- vii. Minimum Lot Depth: 100'
- viii. Setbacks/Build to Zone:
  1. Front build to zone: 0'-25' (Only applicable on the side of the highest street classification)
  2. Rear: 25'
  3. Internal Side Setback: 10'
  4. External Side Setback: 20'
  5. Maximum Height: 35' – No offset is needed for over 1 story.
  6. Maximum Lot Coverage: 60%
  7. Maximum Floor Area (SF): No Standard
- ix. Other Notes:
  1. Size reduced for public purpose. When an existing lot is reduced because of conveyance to a federal, state, or local government for a public purpose, and the remaining area is at least seventy-five percent (75%) of the required minimum lot size for the district in which it is located, then that remaining lot shall be deemed to comply with minimum lot size requirements.
  2. Utility exemption. Utility facilities, using land or an unoccupied building requiring less than one thousand (1,000) square feet of site area, are exempt from minimum lot size requirements.
  3. Setback reduced for public purpose. When an existing setback is reduced because of conveyance to a federal, state, or local government for a public purpose, and the remaining setback is at least seventy-five percent (75%) of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to satisfy minimum setback requirements.
  4. Maximum height exclusions. Chimneys, smokestacks, ventilators, cooling and water towers, bulkheads, grain elevators and silos, utility and flag poles, belfries, spires and steeples, and monuments and ornamental towers, may be erected to any height not in conflict with the other city ordinances or federal regulations.



- 5. No additional setbacks are needed when a nonresidential zone abuts a residential zone.
- x. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district. These are similar in nature to C-1, which some uses removed and others adjusted to be permitted by right.

Uses Allowed	Conditional or Permitted
Animal Care, General	C
Animal Care, Limited	P
Automated Teller Machine	P
Bank or Financial Institution	P
Car Wash	C
Church	P
College or University	P
Convenience Store	C
Day Care, General	P
Government Service	P
Hospital	P
Library	P
Medical Service/Office	P
Museum	P
Nursing Home	P
Office, General	P
Parks and Recreation	P
Post Office	C
Recreation/Entertainment, Indoor	C
Recreation/Entertainment, Outdoor	C
Restaurant, Fast Food	C
Restaurant, General	P
Retail/Service	P
Safety Services	P
School, elementary/middle & high	P
Utility, Major	C
Utility, Minor	P
Vocational School	P
Religious Uses and/or schools	P

**b) Planning Area 2 – Small Lot Residential**

- i. Medium/High Density Residential. This district is intended to accommodate higher density residential uses on reduced sized, medium/high density lots of at least 3,000 square feet.
- ii. Approximately 9.62 acres of the overall site
- iii. Minimum Lot Size: 3,000 square feet
- iv. Minimum Lot Width: 24'
- v. Minimum Lot Depth: 100'
- vi. Maximum Lot Coverage: No Max
- vii. Density shall not exceed 15 units/acre within Planning Area 2 (Currently shown at 11.22 units/acre)
- viii. Setbacks
  - 1. Front Setback: 20'
  - 2. Rear Setback: 15'
  - 3. Internal Side Setback: 0'/7' , External Side Setback: 15'



- a. A setback of less than 7 feet (zero lot line) is permitted on one (1) interior side. When zero lot line is shown, the other lot line shall be 5', which lots configured in such a way to show 10' between buildings. This is intended for duplexes, where more than two units are provided, more zero lot lines are acceptable, to be centered on the unit line.
  - b. Cornices, canopies, eaves, or other architectural features may project into side setback a maximum length of 12", as long as all features are fire rated.
4. External Side Setback (Street side): 15
- ix. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district.

Uses Allowed	Conditional or Permitted
Single Family Detached	P
Single Family Attached	P
Duplex	P
Multi-Family	P
Bed and Breakfast	C
Day Care, Limited (Family Home)	C
Parks and Recreation	P
Utility, Major	C
Utility, Minor	P

- x. Building Height: 30' Max

**c) Planning Area 3 – Larger Lot Residential**

- i. Medium Density Residential. This district is intended to accommodate single-family residential uses on reduced sized, medium density lots of at least 5,000 square feet.
- ii. Approximately 28.53 Acres of the overall site
- iii. Minimum Lot Size: 5,000 square feet
- iv. Minimum Lot width: 50'
- v. Minimum Lot Depth: 100'
- vi. Maximum Lot Coverage: No Max
- vii. Density: Shall not exceed 7.5 units/acre within Planning Area 3 (Currently Shown at 7.22 units/acre)
- viii. Setbacks:
  - 1. Front Setback: 20'
  - 2. Rear Setback: 15'
  - 3. Internal Side Setback: **7'** (Cornices, canopies, eaves, or other architectural features may project into side setback a maximum length of 12", as long as all features are fire rated)
  - 4. External Side Setback: 15'
- ix. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district.



- 5. No additional setbacks are needed when a nonresidential zone abuts a residential zone.
- x. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district. These are similar in nature to C-1, which some uses removed and others adjusted to be permitted by right.

Uses Allowed	Conditional or Permitted
Animal Care, General	C
Animal Care, Limited	P
Automated Teller Machine	P
Bank or Financial Institution	P
Car Wash	P
Church	P
College or University	P
Convenience Store	P
Day Care, General	P
Government Service	P
Hospital	P
Library	P
Medical Service/Office	P
Museum	P
Nursing Home	P
Office, General	P
Parks and Recreation	P
Post Office	C
Recreation/Entertainment, Indoor	C
Recreation/Entertainment, Outdoor	C
Restaurant, Fast Food	P
Restaurant, General	P
Retail/Service	P
Safety Services	P
School, elementary/middle & high	P
Utility, Major	C
Utility, Minor	P
Vocational School	P

**b) Planning Area 2 – Small Lot Residential**

- i. Medium/High Density Residential. This district is intended to accommodate higher density residential uses on reduced sized, medium/high density lots of at least 3,000 square feet.
- ii. Approximately 9.62 acres of the overall site
- iii. Minimum Lot Size: 3,000 square feet
- iv. Minimum Lot Width: 30'
- v. Minimum Lot Depth: 100'
- vi. Maximum Lot Coverage: No Max
- vii. Density shall not exceed 15 units/acre within Planning Area 2 (Currently shown at 11.22 units/acre)
- viii. Setbacks
  - 1. Front Setback: 20'
  - 2. Rear Setback: 15'
  - 3. Internal Side Setback: 0'/7'



- a. A setback of less than 5 feet (zero lot line) is permitted on one (1) interior side. When zero lot line is shown, the other lot line shall be 5', which lots configured in such a way to show 10' between buildings. This is intended for duplexes, where more than two units are provided, more zero lot lines are acceptable, to be centered on the unit line.
  - b. Cornices, canopies, eaves, or other architectural features may project into side setback a maximum length of 12", as long as all features are fire rated.
4. External Side Setback: 15
- ix. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district.

Uses Allowed	Conditional or Permitted
Single Family Detached	P
Single Family Attached	P
Duplex	P
Multi-Family	P
Bed and Breakfast	C
Day Care, Limited (Family Home)	C
Parks and Recreation	P
Utility, Major	C
Utility, Minor	P

- x. Building Height: 30' Max

**c) Planning Area 3 – Larger Lot Residential**

- i. Medium Density Residential. This district is intended to accommodate single-family residential uses on reduced sized, medium density lots of at least 5,000 square feet.
- ii. Approximately 28.53 Acres of the overall site
- iii. Minimum Lot Size: 5,000 square feet
- iv. Minimum Lot width: 50'
- v. Minimum Lot Depth: 100'
- vi. Maximum Lot Coverage: No Max
- vii. Density: Shall not exceed 7.5 units/acre within Planning Area 3 (Currently Shown at 7.22 units/acre)
- viii. Setbacks:
  - 1. Front Setback: 20'
  - 2. Rear Setback: 15'
  - 3. Internal Side Setback: **7'** (Cornices, canopies, eaves, or other architectural features may project into side setback a maximum length of 12", as long as all features are fire rated)
  - 4. External Side Setback: 15'
- ix. Uses: Please see below for a table depicting conditional or permitted uses within this zoning district.



Uses Allowed	Conditional or Permitted
Single Family Detached	P
Single Family Attached	C
Duplex	C
Bed and Breakfast	C
Day Care, Limited (Family Home)	C
Parks and Recreation	P
Utility, Major	C
Utility, Minor	P

- x. Building Height: 30' Max

**d) Planning Area 4 – Open Space**

- i. Open Space – This district is intended to accommodate the open space, preservation, drainage, floodplain, and community areas on-site. It has no minimum lot size or dimensions.
- ii. Approximately 14.91 Acres of the overall site
- iii. This has no minimum lot size or dimensions. It consists of Common Areas 1-4.
- iv. Setbacks:
  - 1. Front Setback: 20'
  - 2. Rear Setback: 15'
  - 3. Internal Side Setback: 5' (Roof may overhang into this setback, as long as it is fire-rated)
  - 4. External Side Setback: 15'
- v. Uses: It is intended for no residential, commercial, or industrial uses to be located within this Planning Area. Only those structures which may be fitting to an open space area, as approved by the Home Owners Association, after final plat approval. Such examples, although not limited to, would be amenities such as pickleball or basketball courts, pavilion, grilling areas, common mailbox units, swimming pools, or any others which may fit within the distinction of Open Space. There shall not be a fee or charge for any amenity which is included within this area.

Uses Allowed	Conditional or Permitted
Parks and Recreation	P
Utility, Major	P
Utility, Minor	P

- vi. Building Height: 30' Max



## Purpose and Compliance with PZD Criteria

- a) Flexibility
  - This Planned Zoning District proposes to provide flexibility in both Planning Areas and Uses within the development. There are four Planning Areas proposed, and many permitted and conditional uses allowable within each zoning district. The Planning Areas range in size from smallest to largest as Commercial (2.31 Acres), Small Lot Residential (9.62 Acres), Open Space (14.91 Acres) and Larger Lot Residential (28.53 Acres).
- b) Compatibility
  - As discussed in Section A, the goal was to be as compatible as possible with adjacent developments. Next door to this development, Rolling Meadows has a commercial outlot. This development proposed to match those lot depths along Lee Town Rd. Apart from that commercial outlot, the rest of Rolling Meadows is residential, which is what this development will primarily be. This development steps down in intensity from the commercial along Lee Town, to Small Lot Residential, to Larger Lot Residential, to Open Space. Much of the perimeter of the site is Open Space in an attempt to try to be as compatible as possible to the existing properties to the North and East.
- c) Harmony
  - This site has a very orderly and creative arrangement of land uses. The commercial is conveniently located along Lee Town Rd, to serve both the on-site residents as well as those who would like to visit the commercial development ultimately proposed in this Planning Area. From there, the residential is located largely internal to the site, with the Open Space Planning Area being on the external of the site in many locations around the perimeter of the site. This allows the residents easy access to any number of the planning areas and the amenities which are ultimately built within these areas. There are also parking areas to allow and encourage by on-site and off-site Pea Ridge residents to visit the Open Spaces, benefitting the entire community.
- d) Variety
  - This Planned Zoning District allows for a multitude of different housing styles, albeit smaller in size to find the current housing crisis in Northwest Arkansas. There are two different Planning Areas which deal with residential housing with multiple options allowed, in addition the on-site commercial and common open spaces.
- e) Potential Impact
  - This Planned Zoning District will not have a negative effect upon the future development of this area. While this is more dense than typical zoning districts in Pea Ridge, it will create the needed roof tops to support the on-site commercial, and also provide a different style of housing and yard size. Some residents in Northwest Arkansas are looking for minimum upkeep and would rather have a large common area to use in conjunction with other residents in the area. This development provides that community style, which has been very successful in other parts of the region.
- f) Coordination
  - This development will be communicative and transparent with the city and adjacent property owners through the development of this property.
- g) Natural Features
  - The development proposes to preserve all existing natural features on-site, predominantly center on the existing creek on the east side of the property. This is currently mapped as a Zone A floodplain. The entirety of this floodplain is proposed to be preserved, creating a large buffer zone to the existing creek from this development. Additionally, a trail is proposed along this



creek for proposed connectivity between this site and hopefully many future developments which occur along this creek in the future.

h) Future Land Use Plan

- This site is in line with the Future Land Use Plan in as much as it is updated at this point. This plan is currently being considered at the upcoming city council meeting. The map has not been updated for this development, as it was recently annexed into the city last month. Based on the DRAFT Future Land Use Map, this site is shown as RE and SC, which is residential estates and Slack and Lee Town Corridor. In comparing this to the site next door, Rolling Meadows, it is listed as Residential Subdivision (RS), which is in line with what is being proposed on this site, apart from the commercial, which is in line with Slack and Lee Town Corridor (SC).

i) Special Features

- This site is bound by Lee Town Road, the realignment of Shrader Road, and the floodplain in the Northeast corner. It is subject to substantial topography near the exterior of the property lines, especially on the east side. Commercial and Residential are both proposed more centrally to the site, while open space areas are proposed on the outskirts, utilizing the great benefit of the existing drainageway.

j) Recognized Zoning Consideration

- No other zoning district would be violated by the Planned Zoning District. This PZD creates its own zoning districts through Planning Areas.

k) Phasing

- This Planned Development is currently proposed in four phases, as shown on the phasing plan.
- Phases 1 and 2 consist of predominately Planning Areas 3 and 4, with small portions of Planning Area 2 included.
- Phase 3 is predominately Planning Area 2 with a small portion of Planning Area 3.
- Phase 4 is just for Planning Area 1, which could develop at any time, awaiting a commercial developer for the site.

l) Traffic Study

- A traffic study is included with this rezone request. It analyzed the proposed development and found that no off-site improvements were needed, nor substantial traffic issues would occur based on the proposed development.

m) Landscaping and Tree Preservation

- This site is predominately clear of any trees, except near the common areas on the outskirts of the property. It is unlikely that any trees within Planning Areas 1, 2 or 3 would be preserved. The majority of trees in Common Area 4, however, would be preserved.
- Landscaping for this development are proposed to match current municipal codes. It is requested that Planning Areas 2 and 3 conform with Residential R-2, being medium density residential. Landscaping for commercial would conform to current municipal codes as well, with screening and plantings as required. Planning Area 4 would remain largely tree covered with the existing trees.

n) Open Space Preservation, Maintenance, and Ownership

- All open space on site will be owned and maintained by the POA. This includes all ponds, drainage features, amenities, trails, etc which are shown in Planning Area 4.



## Example Residential Building Materials













## Traffic Study



# TRAFFIC IMPACT ANALYSIS

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Mixed-Use Development

Lee Town Road

Pea Ridge, Arkansas

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Prepared for:

Crafton Tull

February 2025

Prepared by:

Traffic Engineering Consultants, Inc.



## 1.0 INTRODUCTION

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact analysis (TIA) for a proposed mixed-use development to be located in Pea Ridge, Arkansas. The study was requested to determine the effects the proposed development would have on surrounding streets and intersections, to review the available access to the development and to provide recommendations for improvements that may be necessary to accommodate the traffic expected to be generated by the development.

## 2.0 BACKGROUND

### 2.1 PROPOSED DEVELOPMENT

The site of the proposed development is located 2,000 feet east of the intersection of Lee Town Road & Greer Street on the north side of Lee Town Road as shown in **Figure 1**. The proposed development will contain 169 single family residential dwelling units, 95 townhome dwelling units, and two retail/commercial lots of approximately 3.62 acres to create an assumed 32,000 square feet of gross floor area business. Access to the development, as shown in **Figure 2**, is proposed via two new roadway connections from the development to Lee Town Road, labeled Drive 1 (western access) and Drive 2 (eastern access). Additional access is available to Shrader Road that passes through the north portion of the development.

### 2.2 EXISTING ROADWAY NETWORK

Lee Town Road is a two lane east/west roadway. It has a posted speed limit of 35 mph and it carries an approximate average daily traffic (ADT) of 4,800 vehicles per day (vpd). Shrader Road is a single-lane unpaved generally east/west roadway. It has an unposted speed limit.

## 3.0 TRAFFIC DATA

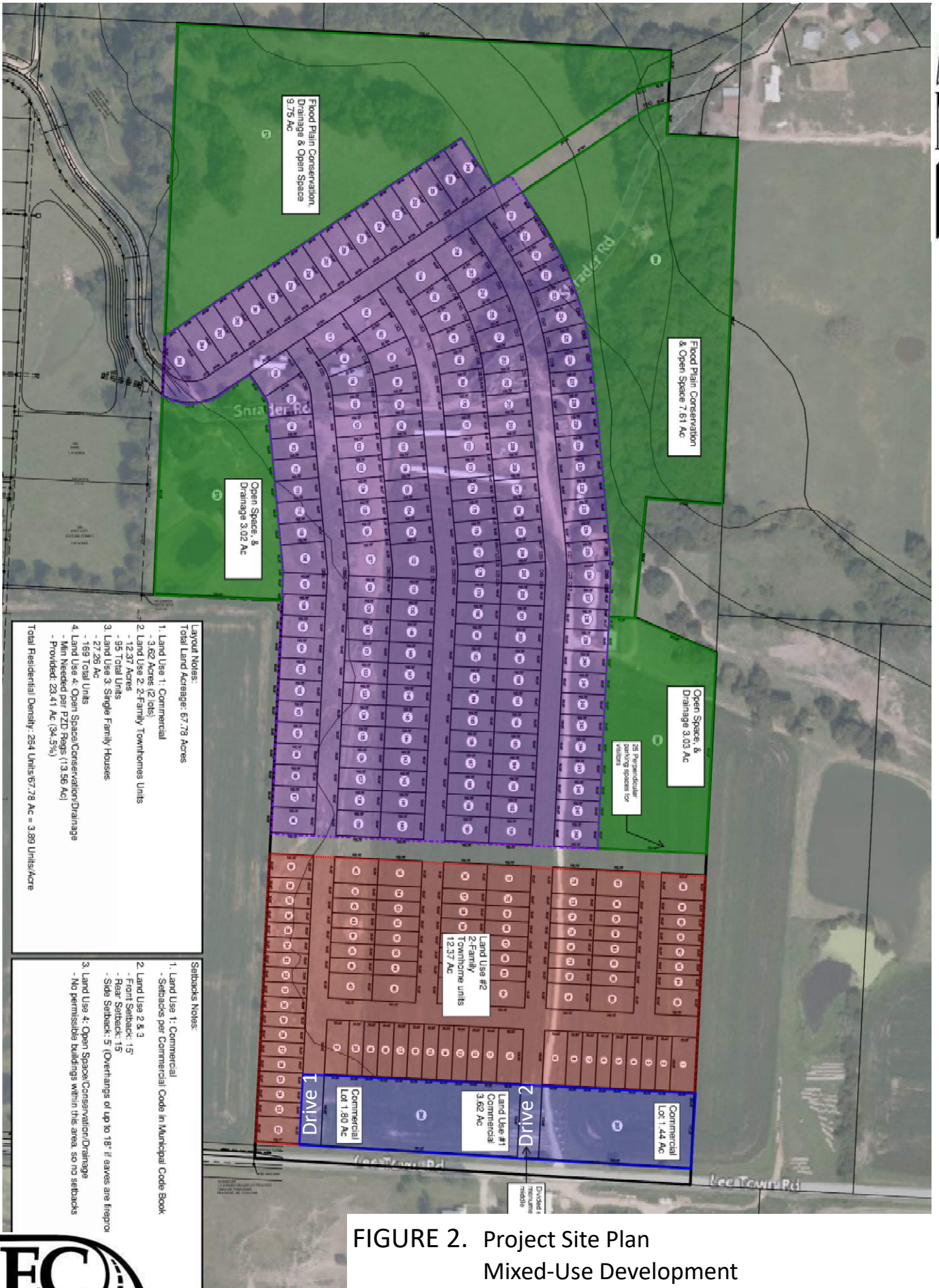
### 3.1 EXISTING TRAFFIC

Existing traffic volume data was collected near the site in January 2025. Twenty-four bi-directional volumes were collected on Lee Town Road near the site. The traffic volume data indicated that the a.m. peak hour occurred from 7:00 – 8:00 and the p.m. peak hour occurred from 4:00 – 5:00. Given the traffic characteristics in the area and the anticipated trip generation for the proposed development, the weekday peak periods would represent a “worst-case scenario” with regards to traffic impact on the surrounding



FIGURE 1. Project Location Map  
Mixed-Use Development  
Pea Ridge, Arkansas





**Layout Notes:**  
 Total Land Acreage: 67.78 Acres

1. Land Use 1: Commercial  
 - 3.62 Acres (5.34%)
2. Land Use 2: 2-Family Townhomes Units  
 - 55.77 Acres (81.82%)
3. Land Use 3: Single Family Houses  
 - 2.19 Acres (3.23%)
4. Land Use 4: Open Space/Conservation/Drainage  
 - Man Needed per 1,200 Psgs (13.56 Ac)  
 - Provided 23.41 Ac (34.55%)

Total Residential Density: 254 Units/67.78 Ac = 3.99 Units/Acre

**Setbacks Notes:**

1. Land Use 1: Commercial  
 - Setbacks per Commercial Code in Municipal Code Book
2. Land Use 2 & 3  
 - Front Setback: 15'  
 - Rear Setback: 15'  
 - Side Setback: 5' (Overhangs of up to 18" if eaves are fireproof)
3. Land Use 4: Open Space/Conservation/Drainage  
 - No permissible buildings within this area, so no setbacks

**FIGURE 2. Project Site Plan  
 Mixed-Use Development  
 Pea Ridge, Arkansas**



roadway network. If traffic operations are acceptable during these weekday peak hours, it can be reasoned those conditions would be acceptable throughout the remainder of the day and week. The 2025 existing traffic is summarized in **Figure 3** and detailed printouts of all the traffic count data are included in the appendix.

### 3.2 FUTURE BACKGROUND TRAFFIC

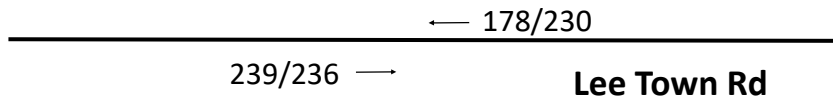
The 2025 existing traffic volumes were utilized to determine the background traffic for 2026. The 2026 year was selected as a future design year the development is projected to be completed. Considering historical annual average daily traffic (AADT) volume counts reported by the Arkansas Department of Transportation (ARDOT), a 2.0% annual growth rate was utilized to project future traffic volumes in addition to the projected site traffic. The AADT locations and data is summarized in the appendix. The 2026 future background traffic is summarized in **Figure 3**.

## 4.0 PROJECTED TRAFFIC

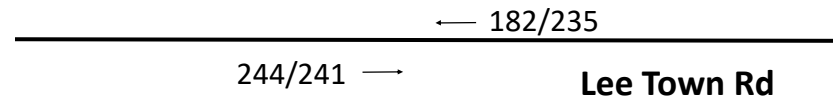
### 4.1 PROPOSED DEVELOPMENT TRAFFIC

To determine the effects a new development will have on an existing street system, the new or additional traffic must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the amount of traffic the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the traffic expected to be generated by different land use types.

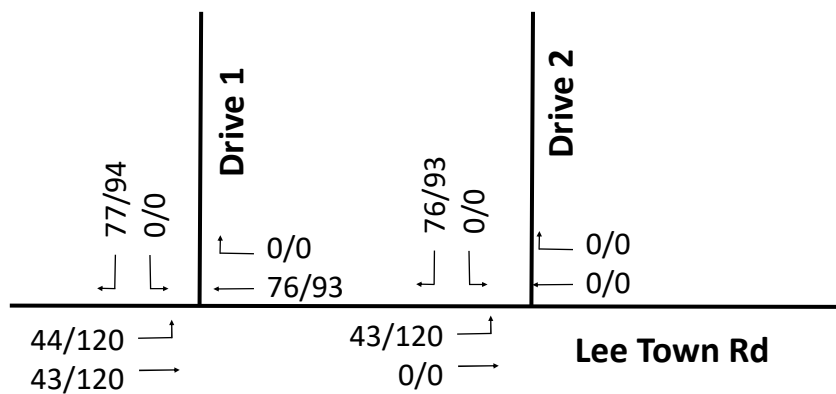
Available information was utilized regarding the anticipated land use to determine the site generated traffic. The *Single Family-Detached Housing*, *Single-Family Attached Housing*, and *Strip Retail Plaza* categories were selected to determine the trip generation for the proposed site. The resulting traffic volumes projected to be generated by the proposed site once fully constructed and occupied are indicated in **Table 1**.



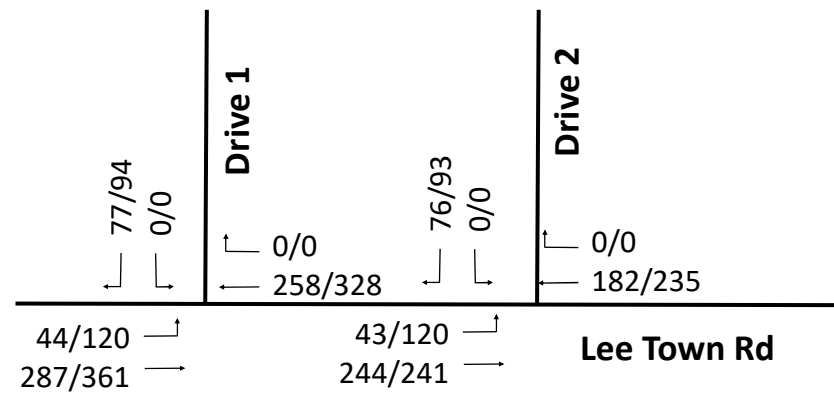
**2025 Existing Traffic**



**2026 Background Traffic**



**Site Traffic**



**2026 Total Traffic**

FIGURE 3. Traffic  
Mixed-Use Development  
Pea Ridge, Arkansas



**LEGEND**

XX/XX = Weekday A.M. / P.M.

**TABLE 1**  
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per	Day	Per Peak Hour of Adjacent Street Traffic								
					(vpd)	(vph)	One Hour Between 7am & 9am	One Hour Between 4pm & 6pm					
			IN	OUT			IN	OUT	IN	OUT	IN	OUT	
Trip Rate* Single-Family Detached Housing	210	(Dwelling Units) 169	9.68	0.71	0.96	25%	75%	30	90	63%	37%	103	60
Trip Rate* Single-Family Attached Housing	215	(Dwelling Units) 95	7.09	0.46	0.56	25%	75%	11	33	59%	41%	31	22
Trip Rate**/** Strip Retail Plaza	822	(Sq. Ft. GFA) 32,000	54.45	2.36	6.59	60%	40%	46	30	50%	50%	106	105
<b>Total Trips</b>			<b>4,051</b>	<b>239</b>	<b>427</b>			<b>87</b>	<b>153</b>			<b>240</b>	<b>187</b>

\* Trip Rates from "TRIP GENERATION MANUAL", 11th Ed., Institute of Transportation Engineers.

\*\* Commercial sq. ft. GFA based on 20% by acre.

#### 4.2 DISTRIBUTION OF SITE GENERATED TRAFFIC

The traffic expected to be generated by the proposed development was then distributed among the points of access for the a.m. and p.m. peak hours. The distribution of the site generated traffic was based on available access, anticipated usage of the site, and traffic patterns in the area which were obtained from the traffic data collected for this study. The directional distribution of the site generated traffic entering/exiting the proposed site is expected to be:

#### EXTERNAL

- 100% to/from Lee Town Road west of the site
  - Note: While some site traffic may choose to use Shrader Road, it is assumed full use of Lee Town Road is a more conservative approach to analysis for potential improvement needs.

#### INTERNAL

- 50% to/from Drive 1
- 50% to/from Drive 2

The ingress and egress traffic expected to be generated from the proposed site is summarized in **Figure 3**.

### 4.3 TOTAL TRAFFIC

The proposed development traffic was then added to the 2026 future background traffic. The 2026 total traffic (2026 future background traffic + proposed site traffic) is summarized in **Figure 3**.

## 5.0 CAPACITY ANALYSIS

### 5.1 METHODOLOGY

The capacity analyses were conducted using *Synchro 12*, which is a software package for modeling and optimizing traffic signal timings at signalized intersections and analyzing unsignalized intersections in accordance with the methodology of the latest edition of the *Highway Capacity Manual*.

The capacity analysis provides a measure of the amount of traffic that a given facility can accommodate. Traffic facilities generally operate poorly at or near capacity. The analysis is intended to estimate the maximum amount of traffic that can be accommodated by a facility while maintaining prescribed operational qualities. The definition of operational criteria is accomplished using levels-of-service. The concept of levels-of-service is defined as a qualitative measure and describes operational conditions in terms of such factors as speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. Six levels-of-service are defined for each type of facility for which analysis procedures are available. They are given letter designations, from “A” to “F”, with level-of-service “A” representing the best operating conditions and level-of-service “F” the worst.

The average control delay for signalized intersections is estimated for each lane group and aggregated for each approach and for the intersection as a whole. The level-of-service for this type of traffic control is directly related to the control delay value. The criteria for stop controlled or unsignalized intersections and roundabouts have different threshold values than do those for signalized intersections. A higher level of control delay has been determined to be acceptable at a signalized intersection for the same level-of-service. Longer delays for side streets are generally acceptable if gaps in traffic are prevalent. Generally, a gap acceptance threshold for longer delay values (LOS “E” or “F”) is defined when volume to capacity ( $v/c$ ) ratios are less than 0.80. The level-of-service criteria are summarized in **Table 2**. The *Highway Capacity Manual* considers an overall intersection level-of-service “D” or better and a critical approach (approach with the lowest level-of-service) level-of-service “E” or better to be acceptable level-of-service.

**TABLE 2**  
LEVEL OF SERVICE CRITERIA

Level of Service	Average Delay (seconds/vehicle)		Traffic Condition
	Unsignalized	Signalized	
A	≤10	≤10	Free Flow
B	> 10 - 15	> 10 - 20	Stable Flow (slight delays)
C	> 15 - 25	> 20 - 35	Stable Flow (acceptable delays)
D	> 25 - 35	> 35 - 55	Approaching Unstable Flow (tolerable delay, occasionally wait through more than one signal cycle before proceeding)
E	> 35 - 50	> 55 - 80	Unstable Flow (intolerable delay)
F	> 50	> 80	Forced Flow (congested and queues fail to clear)

## 5.2 SCENARIOS

Capacity analyses were conducted for the a.m. and p.m. peak hours at the proposed project drives. The intersections were analyzed and reviewed under the 2026 total traffic. The results of the capacity analyses conducted are summarized in **Table 3** and the raw data sheets have been included in the appendix.

**TABLE 3**  
Intersection Capacity Analysis Results

Intersection	Type of Traffic Control	AM Peak Hour					PM Peak Hour				
		Critical Approach			Intersection		Critical Approach			Intersection	
		Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Approach	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS
<b>2026 Total Traffic</b>											
Lee Town Road & Drive 1	Unsignalized / N Stop	SB	10.3	B	1.7	A	SB	11.1	B	2.3	A
Lee Town Road & Drive 2	Unsignalized / N Stop	SB	9.7	A	2.0	A	SB	10.3	B	2.8	A

### 5.2.1 2026 TOTAL TRAFFIC

The analyses conducted under the 2026 total traffic indicates that the critical approach at the study intersections operate at acceptable levels-of-service “B” or better during the a.m. and p.m. peak hours. The study intersections operate at acceptable overall level-of-service “A” during the peak hours.

## 6.0 CONCLUSIONS

### 6.1 SUMMARY

TEC was requested to conduct a traffic impact analysis on a proposed residential development in Pea Ridge, Arkansas. Existing traffic volume data was collected adjacent to the proposed development. The existing traffic was utilized to determine the background traffic for 2026 by applying an average annual growth rate of 2.0% to the 2024 traffic volumes. The 2026 design period was selected as the year the development is projected to be completed. The proposed development traffic was then determined and added to the 2026 future background traffic for conducting the reviews and analyses.

The analyses conducted under the 2026 total traffic indicates that the study intersections are expected to continue operating at overall acceptable levels-of-service during the a.m. and p.m. peak hours.

### 6.2 RECOMMENDATIONS

Based on the results of the analyses conducted, no traffic control or geometric roadway improvements are recommended as a result of the proposed project for traffic to continue operating at acceptable levels-of-service now and in the future.

# **APPENDIX**

# ***TRAFFIC DATA***



# Traffic Engineering Consultants, Inc.

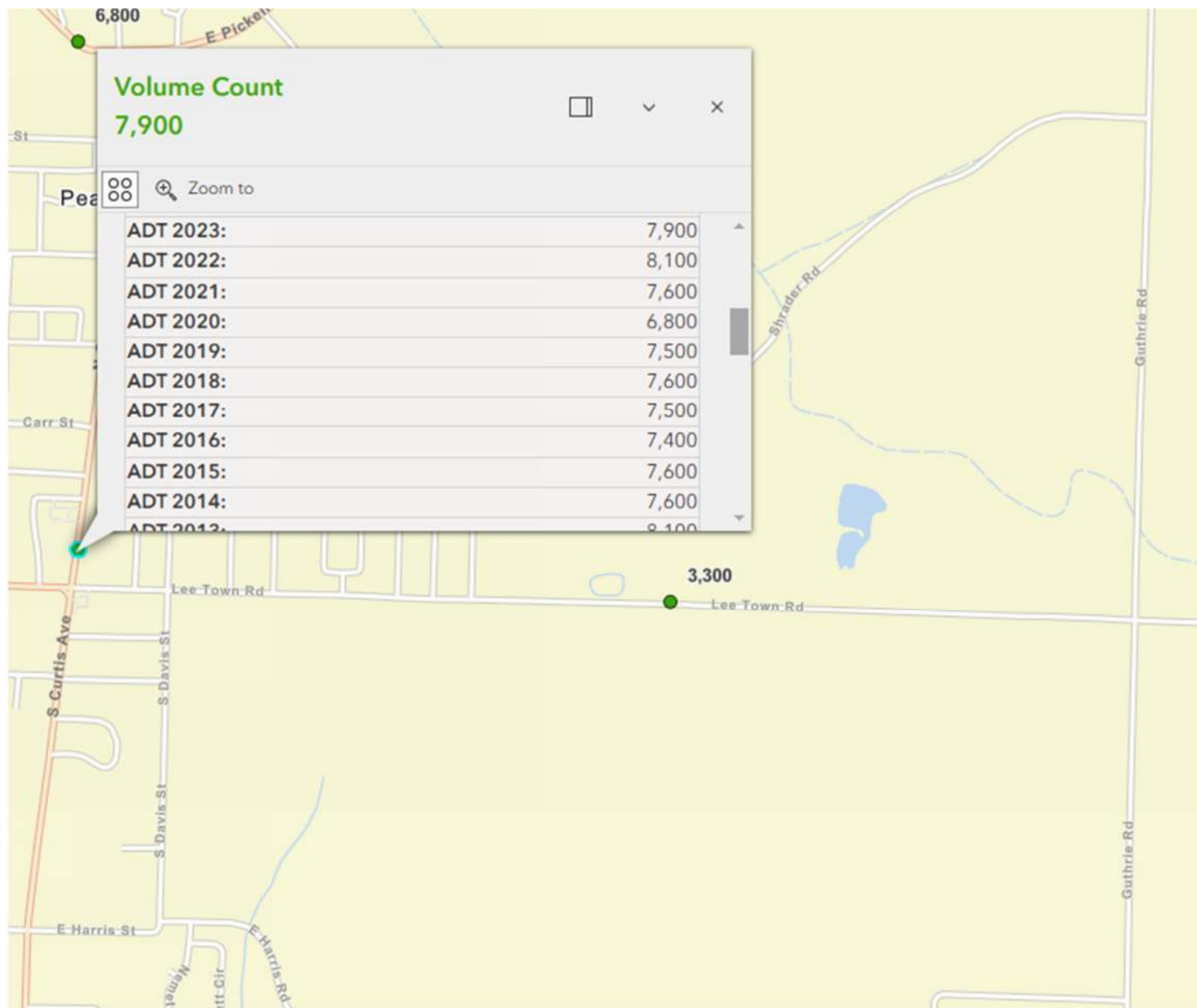
2770 Washington Drive, Suite 100  
 Norman, OK. 73069

Location 1 Lee Town Rd. Btwn  
 Guthrie Rd. & Greer St.  
 Start Date 1/15/25  
 End Date 1/15/25

1/1/25 Time	Monday		Tuesday		Wednesday		Thursday		Friday		Weekday Average		Saturday		Sunday	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12 AM						2						2				
1																
2					1	2					1	2				
5						6						6				
6					2	26					2	26				
7					112						112					
8					2	178					2	178				
					16	1					16	1				
1					1	1					1	1				
11					1	126					1	126				
12 PM					1	1					1	1				
1					1	8					1	8				
2					162	158					162	158				
					111	1					111	1				
5					18	17					18	17				
6					212	212					212	212				
7					2	2					2	2				
8					216	222					216	222				
					1	161					1	161				
1					72	8					72	8				
11					61	6					61	6				
					2						2					
					1	16					1	16				
					8	8					8	8				
Total Day					2	2	2	5			2	2	2	5		
AM Peak Volume					7	7					7	7				
PM Peak Volume					2	178					2	178				
Co b Total					78						78					
ADT	ADT	78	AADT	78												

***HISTORICAL AADT***

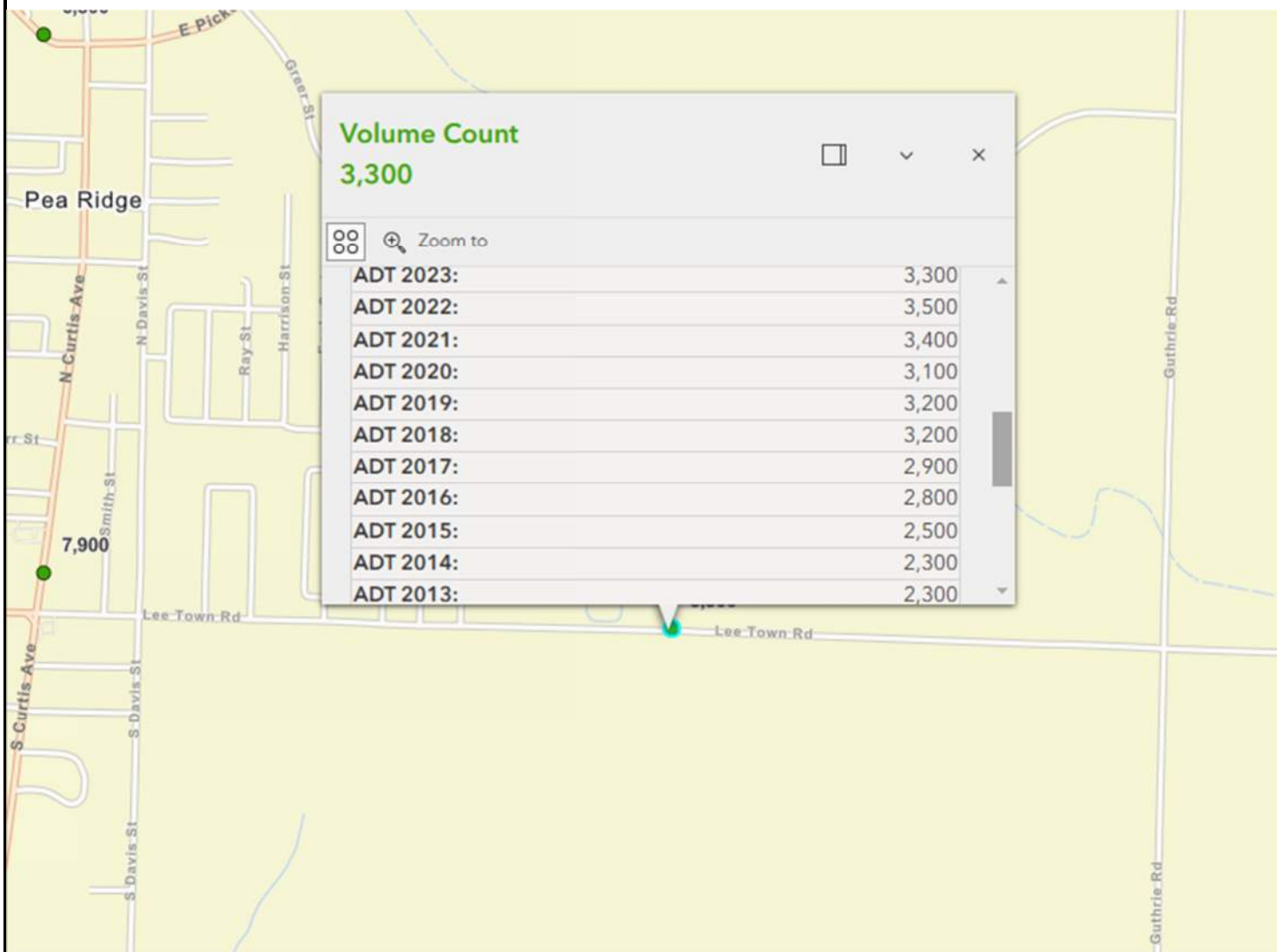




Historical ADT—Curtis Ave

Pea Ridge, Arkansas





Historical ADT—Lee Town Rd

Pea Ridge, Arkansas



# ***Intersection Capacity Analysis***

Intersection						
Int Delay, s/veh	1.7					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↶	↷		↶	
Traffic Vol, veh/h	44	287	258	0	0	77
Future Vol, veh/h	44	287	258	0	0	77
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	48	312	280	0	0	84

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	280	0	-	0	688 280
Stage 1	-	-	-	-	280 -
Stage 2	-	-	-	-	408 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1282	-	-	-	412 758
Stage 1	-	-	-	-	767 -
Stage 2	-	-	-	-	672 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1282	-	-	-	393 758
Mov Cap-2 Maneuver	-	-	-	-	393 -
Stage 1	-	-	-	-	732 -
Stage 2	-	-	-	-	672 -

Approach	EB	WB	SB
HCM Control Delay, s/v	1.05	0	10.33
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	239	-	-	-	758
HCM Lane V/C Ratio	0.037	-	-	-	0.11
HCM Control Delay (s/veh)	7.9	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4

Intersection						
Int Delay, s/veh	2					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Traffic Vol, veh/h	43	244	182	0	0	76
Future Vol, veh/h	43	244	182	0	0	76
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	47	265	198	0	0	83

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	198	0	-	0	557 198
Stage 1	-	-	-	-	198 -
Stage 2	-	-	-	-	359 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1375	-	-	-	492 843
Stage 1	-	-	-	-	836 -
Stage 2	-	-	-	-	707 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1375	-	-	-	472 843
Mov Cap-2 Maneuver	-	-	-	-	472 -
Stage 1	-	-	-	-	802 -
Stage 2	-	-	-	-	707 -

Approach	EB	WB	SB
HCM Control Delay, s/v	1.16	0	9.73
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	270	-	-	-	843
HCM Lane V/C Ratio	0.034	-	-	-	0.098
HCM Control Delay (s/veh)	7.7	0	-	-	9.7
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0.1	-	-	-	0.3

Intersection						
Int Delay, s/veh	2.3					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Traffic Vol, veh/h	120	361	328	0	0	94
Future Vol, veh/h	120	361	328	0	0	94
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	392	357	0	0	102

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	357	0	-	0	1010 357
Stage 1	-	-	-	-	357 -
Stage 2	-	-	-	-	653 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1202	-	-	-	266 688
Stage 1	-	-	-	-	709 -
Stage 2	-	-	-	-	518 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1202	-	-	-	229 688
Mov Cap-2 Maneuver	-	-	-	-	229 -
Stage 1	-	-	-	-	610 -
Stage 2	-	-	-	-	518 -

Approach	EB	WB	SB
HCM Control Delay, s/v	2.09	0	11.15
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	449	-	-	-	688
HCM Lane V/C Ratio	0.108	-	-	-	0.149
HCM Control Delay (s/veh)	8.4	0	-	-	11.1
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.4	-	-	-	0.5

Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↶	↷		↶	
Traffic Vol, veh/h	120	241	235	0	0	93
Future Vol, veh/h	120	241	235	0	0	93
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	130	262	255	0	0	101

Major/Minor	Major1	Major2	Minor2		
Conflicting Flow All	255	0	-	0	778 255
Stage 1	-	-	-	-	255 -
Stage 2	-	-	-	-	523 -
Critical Hdwy	4.12	-	-	-	6.42 6.22
Critical Hdwy Stg 1	-	-	-	-	5.42 -
Critical Hdwy Stg 2	-	-	-	-	5.42 -
Follow-up Hdwy	2.218	-	-	-	3.518 3.318
Pot Cap-1 Maneuver	1310	-	-	-	365 783
Stage 1	-	-	-	-	787 -
Stage 2	-	-	-	-	595 -
Platoon blocked, %		-	-	-	
Mov Cap-1 Maneuver	1310	-	-	-	322 783
Mov Cap-2 Maneuver	-	-	-	-	322 -
Stage 1	-	-	-	-	695 -
Stage 2	-	-	-	-	595 -

Approach	EB	WB	SB
HCM Control Delay, s/v	2.68	0	10.28
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	598	-	-	-	783
HCM Lane V/C Ratio	0.1	-	-	-	0.129
HCM Control Delay (s/veh)	8.1	0	-	-	10.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0.3	-	-	-	0.4





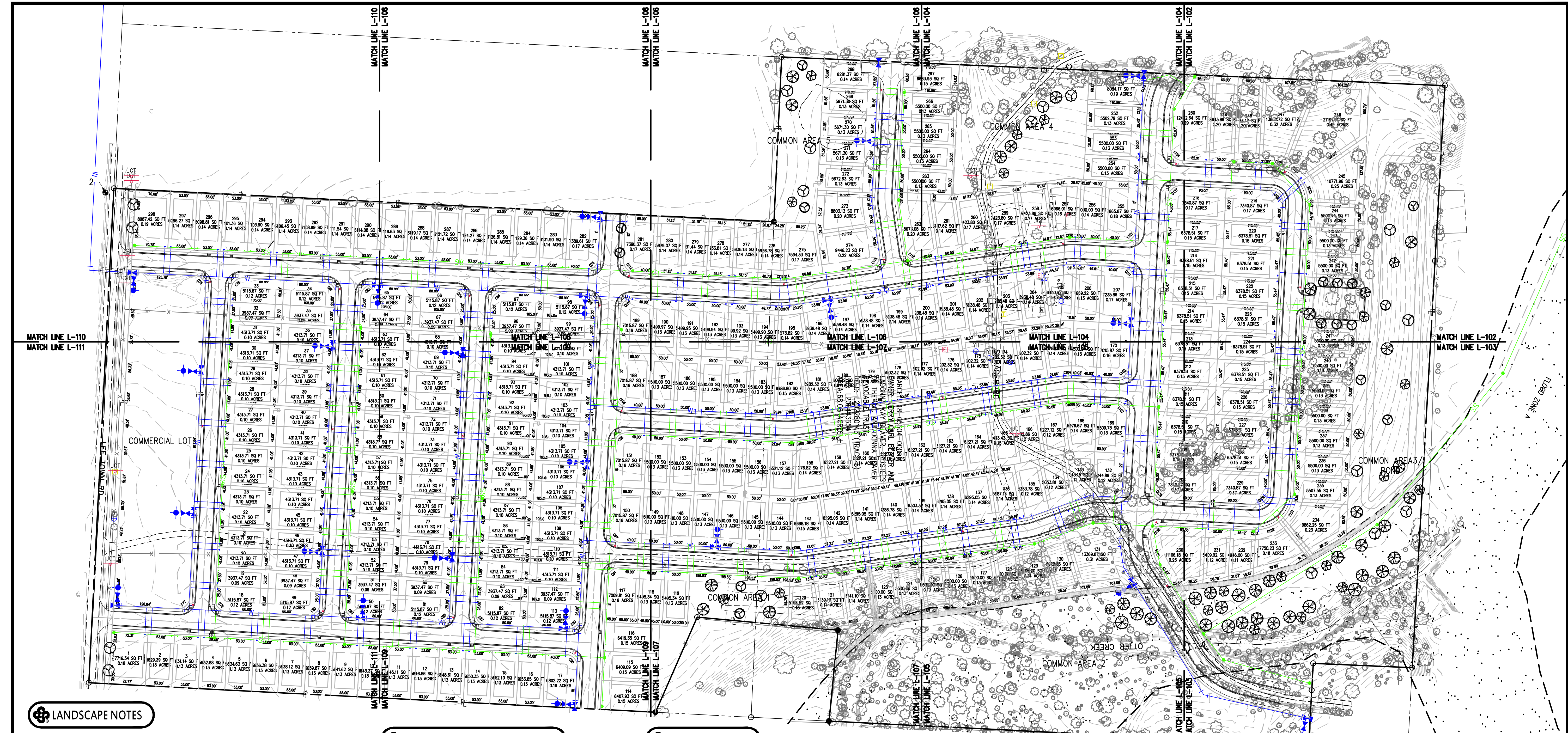












**LANDSCAPE NOTES**

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
- CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
- ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
- NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
- ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
- ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE FILLED INTO BED AREA TO A MINIMUM DEPTH OF 12".
- PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
- CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
- TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
- ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
- ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
- IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

**UTILITIES AND PLANT MATERIALS**

- CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
- TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENTION FUNCTIONS.
- LARGE TREES SHALL NOT BE PLANTED WHERE THEY WILL INTERFERE WITH OVERHEAD UTILITIES. URBAN FORESTER SHALL APPROVE TREE SPECIES SELECTION WHERE REQUIRED TREES CREATE A CONFLICT WITH EXISTING OVERHEAD LINES.
- TREES SHALL NOT BE PLACED WITHIN 5' OF UNDERGROUND UTILITIES.
- TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 5' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING QUANTITIES MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
- CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

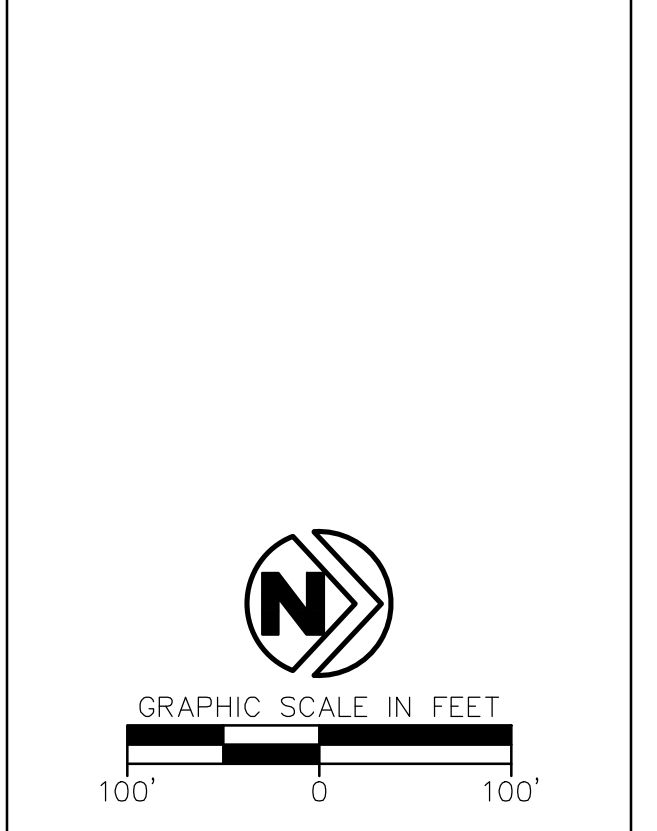
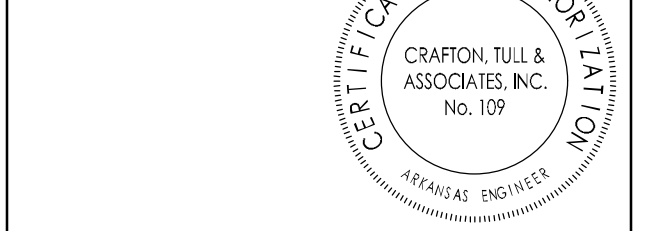
**MAINTENANCE NOTES**

- ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF PEA RIDGE FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- AFTER THE REQUIRED 3 YEAR GUARANTEE PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
- TREES SHALL NOT BE TOPPED AT ANY TIME.
- WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

**PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT
<b>TREES</b>											
	8	BETULA NIGRA / RIVER BIRCH	B & B	2.5" CAL	8' HT. MIN.		12	QUERCUS PHELLOS / WILLOW OAK	B & B	2.5" CAL	8' HT. MIN.
	16	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B	2.5" CAL	8' HT. MIN.		12	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL	8' HT. MIN.
	22	CERCIS CANADENSIS / EASTERN REDBUD	B & B	2.5" CAL	8' HT. MIN.						
	17	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B	2.5" CAL	8' HT. MIN.						
	7	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	B & B	2.5" CAL	8' HT. MIN.						

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**LEGACY FIELDS**  
 PEA RIDGE, AR

No.	Description	Date

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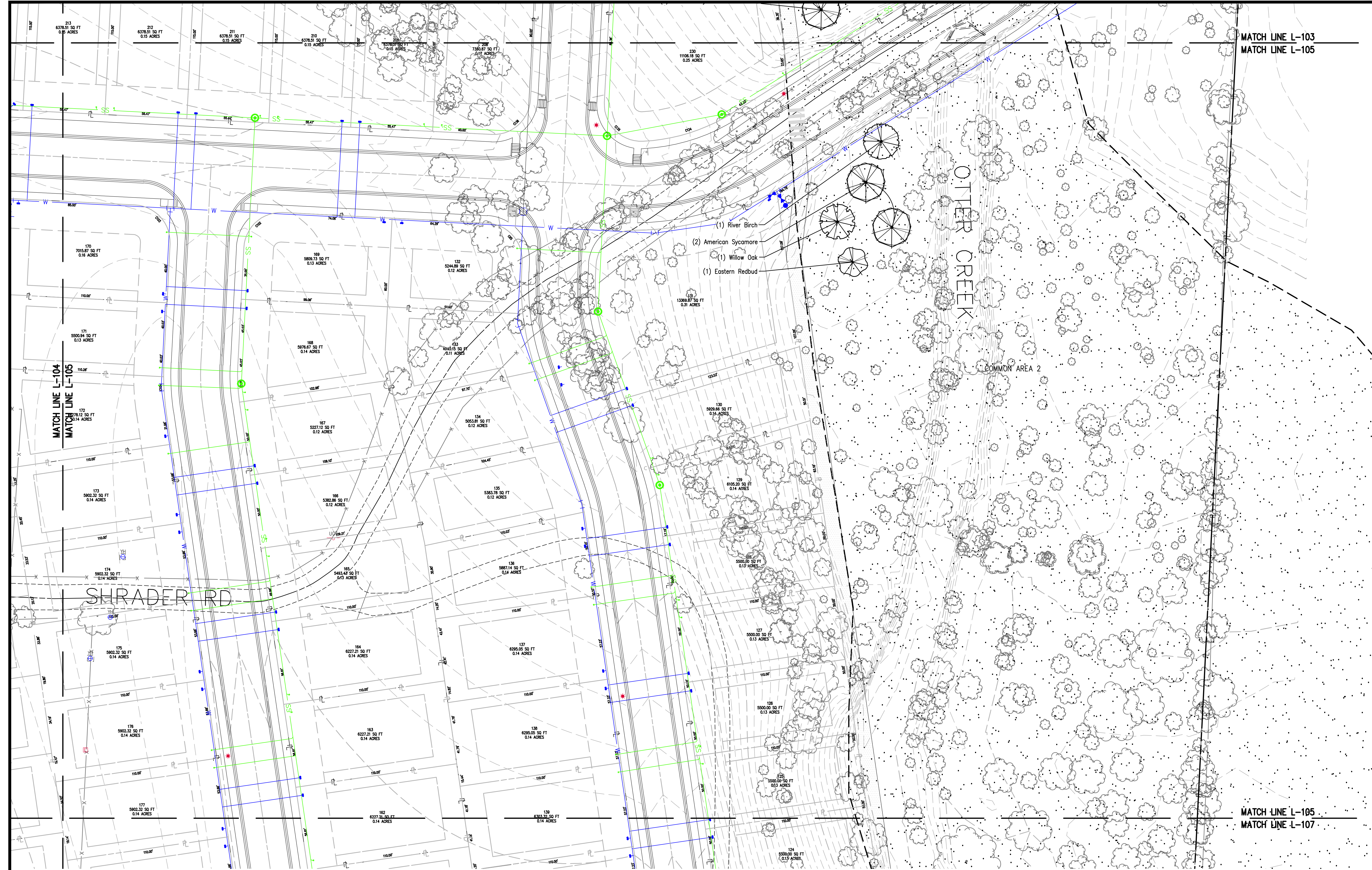
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 CONTACT: B. MURRAY  
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 OVERALL PLANTING PLAN









MATCH LINE L-103  
MATCH LINE L-105

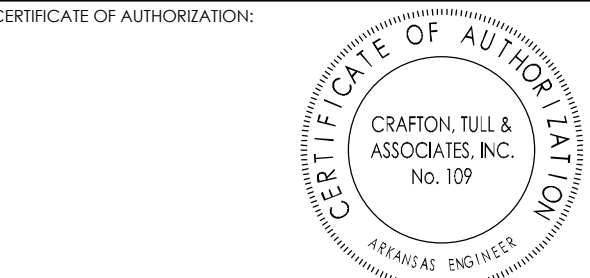
MATCH LINE L-104  
MATCH LINE L-105

SHRADER RD

OTTER CREEK

COMMON AREA 2

- (1) River Birch
- (2) American Sycamore
- (1) Willow Oak
- (1) Eastern Redbud



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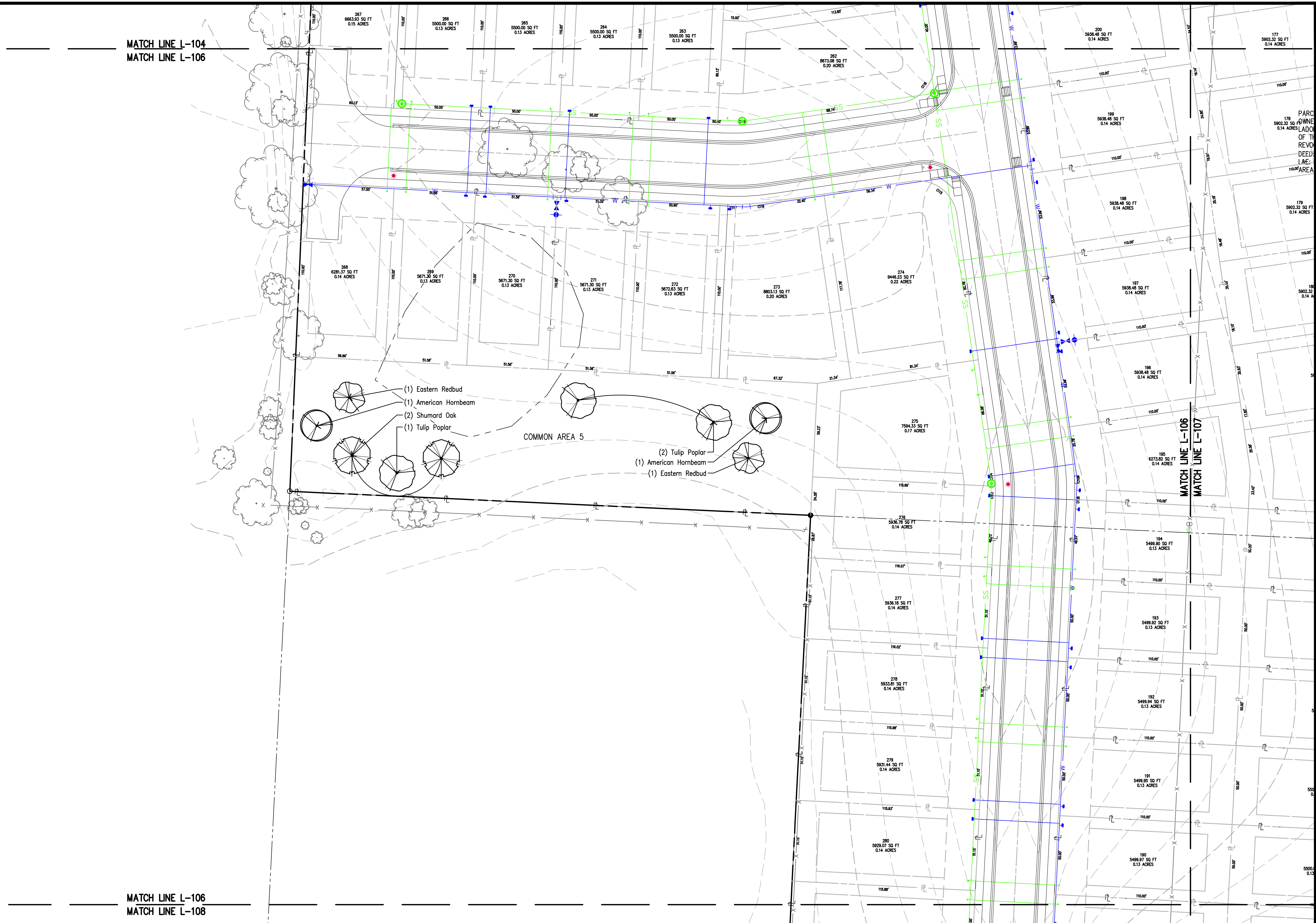
PLANTING PLAN D

**L-105**

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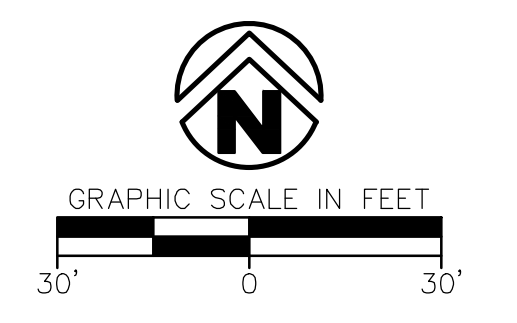
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MATCH LINE L-104  
MATCH LINE L-106

MATCH LINE L-106  
MATCH LINE L-108

- COMMON AREA 5
- (1) Eastern Redbud
  - (1) American Hornbeam
  - (2) Shumard Oak
  - (1) Tulip Poplar
  - (2) Tulip Poplar
  - (1) American Hornbeam
  - (1) Eastern Redbud



LEGACY FIELDS  
PEA RIDGE, AR

Key Plan

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DTC: [redacted]  
DTC Date: [redacted]

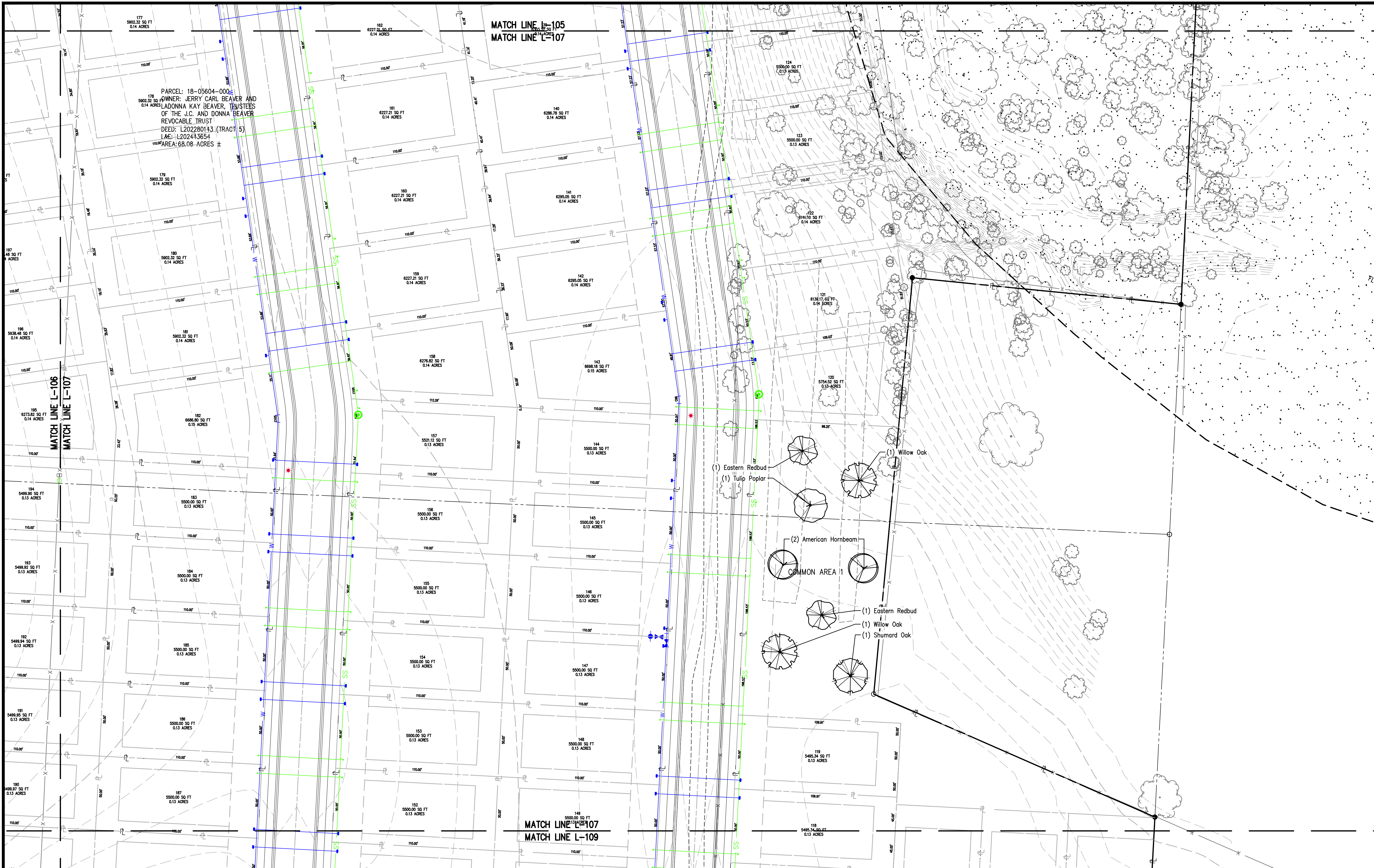
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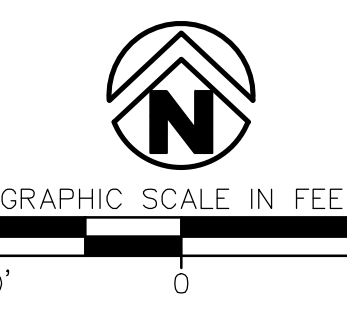
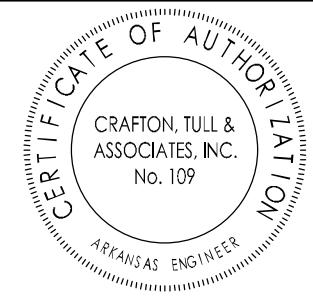
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DRAWING COUNCILWORKS BRUNNENBERGER ARCHITECTURE CONSULTING ENGINEERS (DOWNTOWN) PLANNING PLANNING UNIT PLOTTED BY: PCNAID L106E 3/17/2025 10:18 AM



PARCEL: 18-05604-000  
 OWNER: JERRY CARL BEAVER AND  
 LADONNA KAY BEAVER, TRUSTEES  
 OF THE J.C. AND DONNA BEAVER  
 REVOCABLE TRUST  
 DEED: L202280143 (TRACT 5)  
 LRS: L202243654  
 AREA: 68.08 ACRES ±

- (1) Eastern Redbud
- (1) Tulip Poplar
- (2) American Hornbeam
- COMMON AREA 1
- (1) Eastern Redbud
- (1) Willow Oak
- (1) Shumard Oak



**LEGACY FIELDS**  
 PEA RIDGE, AR

Key Plan

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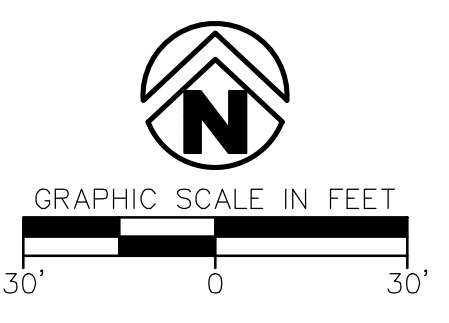
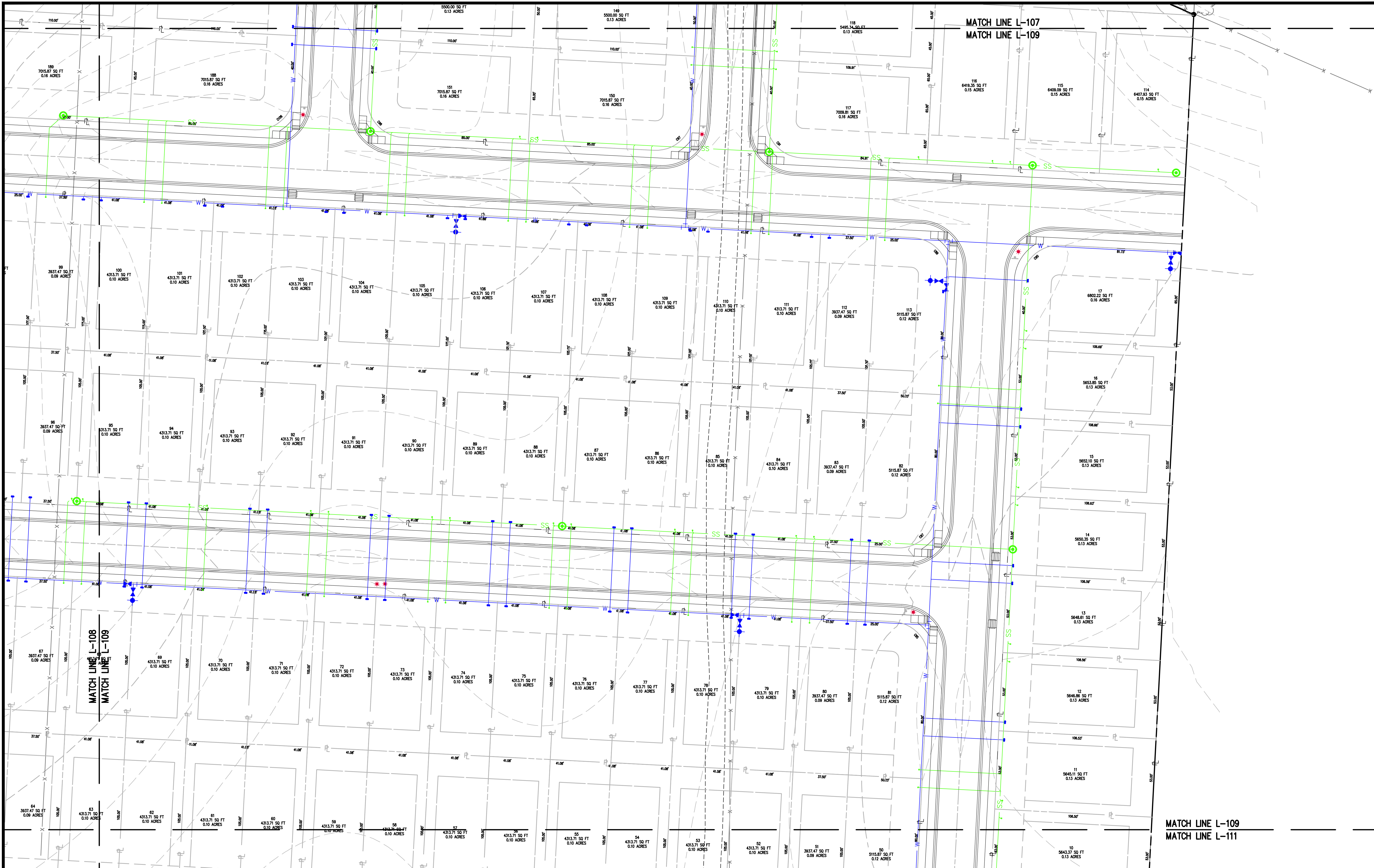
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PLANTING PLAN F

L-107





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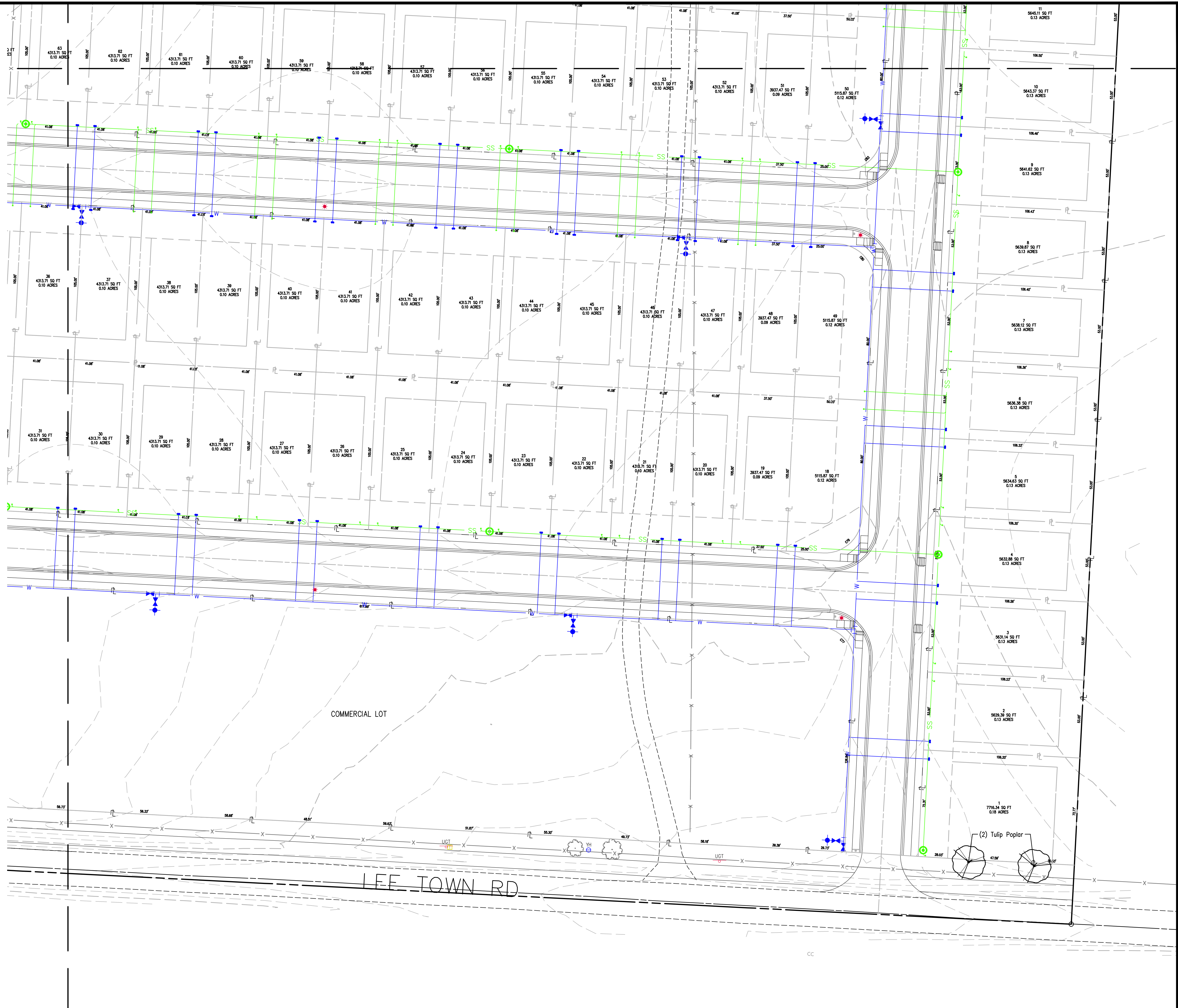
PLANTING PLAN H

L-109

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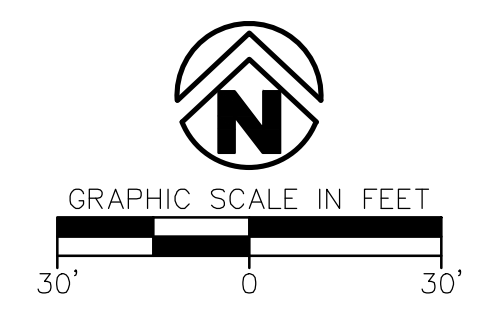




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 No. 109  
 KANSAS ENGINEER



**LEGACY FIELDS**  
 PEA RIDGE, AR

Key Plan

No.	Description	Date

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PLANTING PLAN J

L-111







# STAFF REPORT

## Commercial District Text Amendment

### **Request:**

Approval of an ordinance amending the Zoning Ordinance of the City of Pea Ridge to refine the uses permitted in Commercial districts.

### **History:**

Discussion among Planning Commission and staff at the March 4, 2025, Planning Commission meeting brought to light a potential issue between the intent of the C-1 District and the uses permitted. This has led to staff to draft the following text amendment to refine the uses permitted in Commercial zoning districts.

### **Purpose of Amendment:**

The proposed amendment addresses four main parts:

1. The table of uses permitted in the C-1, C-2, and I districts are amended to reflect uses that are compatible with the intent of each district.
2. The intent of the C-1 district is refined to differentiate it further from the C-2 district and reflect the intended context for C-1 districts.
3. Several new residential and commercial uses are identified and defined, and other revised, to build out uses that are appropriate in C-1 and C-2 districts.
4. Several grammar and spelling errors are corrected.

### **Recommendation**

Staff recommends adopting amended sections 14.04.02 and 14.04.05 to align the uses permitted in commercial districts with the intent of those districts.

## DRAFT - Proposed Amendment to Pea Ridge Zoning Ordinance

### 14.04.02 Rules of Construction and Definitions

Section 1. No changes.

#### SECTION 2. Adds the following:

*Bakery:* An establishment primarily engaged in the retail sale of baked goods for consumption on- or off-site. The baked products may be prepared on- or off-site.

*Convenience Store:* An establishment, not exceeding three thousand five hundred (3,500) square feet in gross floor area, serving a limited market area, and primarily engaged in the retail sale of food, beverages, ~~gasoline, and or~~ other frequently or recurrently needed merchandise for household or automotive use, ~~and which may specifically include a car wash as an accessory use~~ and does not sell or convey gasoline, diesel, or other fuels for motor vehicles. This definition does not include “Gas Station” which is separately defined.

*Cultural Studio or Shop:* An establishment primarily engaged in the education or training of individuals or groups of students in the arts, including but not limited to photography, fine art, theater, martial arts, gymnastics, and sculpture as well as accompanying or standalone retail sale of produced goods, services, recitals, performances, or productions in small or limited runs.

*Day care, general (day care center):* A commercial establishment where ~~adult day care services are provided, or where~~ child day care services are provided for more than eight (8) children; with ~~both~~ such services to be provided pursuant to state laws and fire codes, and in accordance with, and licensed by appropriate state agencies. ~~This definition does not include “Residential facility – assisted living” which is separately defined.~~

*Dwelling, Live-work:* A unit or group of units designed to be occupied by habitation facilities for living, sanitation, sleeping, and cooking and by low-intensity commercial facilities to accommodate uses including, but not limited to office areas, storefronts, or studios.

*Gas Station:* An establishment primarily engaged in the sale of gasoline or fuel for motor vehicles, but may also include the retail sale of food, beverages, or other frequently or recurrently needed merchandise for household or automotive use, and which may specifically include a car was as an accessory use.

*Plant Nursery:* An establishment primarily engaged in the cultivation and retail or wholesale sale of plants, shrubs, trees, or other articles or implements which are involved in the transportation, installation, and maintenance of landscaped areas.

*Residential facility – assisted living:* Residential facilities consisting of individual dwelling units used or designed to be used by adults, persons with disabilities, or other persons needing or desiring non-medical assistance with day-to-day living matters. Such services are to be provided pursuant to state laws and fire codes, and in accordance with, and licensed by appropriate state agencies. This definition does not include "Nursing " or "Day care, general" which is separately defined. Typical uses include retirement communities in which housekeeping services, common dining facilities and recreational and social activities are offered to residents.

*Retail/service <10,000 sqft.:* The sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein, within a structure exceeding no more than 10,000 square feet in gross floor area. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs, laundromats, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

*Retail/service >10,000 sqft.:* The sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein, within a structure exceeding 10,000 square feet in gross floor area. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs, laundromats, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

#### **14.04.05 District Regulations**

Sections 1 & 3-6: No changes.

#### **SECTION 2. COMMERCIAL DISTRICTS: Add and amend the following:**

##### 2.a.1 C-1, Neighborhood Commercial.

C-1, Neighborhood Commercial. This district is intended to accommodate administrative, executive, and professional offices and associated uses, as well as limited retail, trade, and services designed to serve adjacent residential neighborhoods, ~~usually of a high or medium density character~~. Such districts should generally ~~be limited to have frontage along collector or arterial streets~~ ~~locations~~, or other carefully selected areas. Buildings

should be ~~of residential character if practicable regarding outward appearance, compatible with the surrounding corridor and area.~~

#### 4. Commercial and Industrial Uses Permitted.

Where the letter "C" appears instead of "P", the use is permitted subject to ~~acquiring~~ **acquiring** a conditional use permit. Where neither "P" nor "C" appears similarly within the table, the use is not permitted. (Ord. No. 722)

<b>RESIDENTIAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Single-family detached	<b>P</b>	<b>C</b>	<b>C</b>
Single-family attached	<b>P</b>	<b>C</b>	
Duplex, triplex, 4-plex	<b>PC</b>	<b>PC</b>	<b>C</b>
<b>Townhouse/Rowhouse</b>	<b>P</b>	<b>C</b>	
Live-work units	<b>P</b>	<b>C</b>	
Loft apartment	<b>C</b>	<b>C</b>	
Multi-family	<b>C</b>	<b>C</b>	<b>C</b>
<b>Residential facility – assisted living</b>	<b>C</b>	<b>P</b>	
<b>CIVIC AND COMMERCIAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Airport or airstrip			<b>C</b>
Alcoholic Beverages & Controlled Substances		<b>C</b>	
Animal care, general	<b>C</b>	<b>P</b>	<b>C</b>
Animal care, limited	<b>P</b>	<b>P</b>	
Auditorium or stadium		<b>C</b>	<b>C</b>
Automated teller machine	<b>P</b>	<b>P</b>	<b>P</b>
Bank or financial institution	<b>P</b>	<b>P</b>	<b>P</b>
<b>Bakery</b>	<b>P</b>	<b>P</b>	
Bed and breakfast	<b>P</b>	<b>P</b>	
Car wash	<b>C</b>	<b>P</b>	<b>P</b>
Cemetery	<b>P</b>	<b>P</b>	<b>P</b>
Church	<b>P</b>	<b>P</b>	<b>P</b>
College or university	<b>P</b>	<b>P</b>	<b>P</b>
Communication tower	<b>C</b>	<b>C</b>	<b>P</b>
Construction sales and service		<b>P</b>	<b>P</b>
Convenience store	<b>CP</b>	<b>P</b>	<b>C</b>
<b>Cultural Studio</b>	<b>P</b>	<b>P</b>	
Day care, limited (family home)	<b>P</b>	<b>P</b>	<b>C</b>
Day care, general	<b>P</b>	<b>P</b>	<b>C</b>
Entertainment, adult		<b>C</b>	<b>C</b>
Funeral home	<b>C</b>	<b>P</b>	

<b>Gas Station</b>		<b>P</b>	<b>P</b>
Golf course	<b>P</b>	<b>P</b>	
Government service	<b>P</b>	<b>P</b>	<b>P</b>
Hospital	<b>P</b>	<b>P</b>	
Hotel or motel		<b>P</b>	
Library	<b>P</b>	<b>P</b>	<b>P</b>
Medical service/office	<b>P</b>	<b>P</b>	<b>P</b>
Museum	<b>P</b>	<b>P</b>	<b>C</b>
Nursing home	<b>P</b>	<b>P</b>	
Office, general	<b>P</b>	<b>P</b>	<b>C</b>
Parking lot, commercial	<b>C</b>	<b>P</b>	<b>C</b>
Parks and recreation	<b>P</b>	<b>P</b>	<b>C</b>
Pawn shops		<b>P</b>	<b>C</b>
<b>Plant Nursery</b>	<b>C</b>	<b>P</b>	<b>P</b>
Post office	<b>CP</b>	<b>P</b>	<b>C</b>
Recreation/entertainment, indoor	<b>C</b>	<b>P</b>	<b>C</b>
Recreation/entertainment, outdoor	<b>C</b>	<b>P</b>	<b>C</b>
Recreational vehicle park		<b>P</b>	<b>P</b>
Restaurant, fast-food	<b>C</b>	<b>P</b>	<b>P</b>
Restaurant, general	<b>P</b>	<b>P</b>	<b>P</b>
<b>Retail/service &lt;10,000 sqft</b>	<b>P</b>	<b>P</b>	<b>C</b>
<b>Retail/service &gt;10,000 sqft</b>	<b>C</b>	<b>P</b>	<b>C</b>
Safety services	<b>P</b>	<b>P</b>	<b>P</b>
School, elementary/middle & high	<b>P</b>	<b>P</b>	<b>P</b>
<b>Signs</b>	<b>*</b>	<b>*</b>	<b>*</b>
Utility, major	<b>C</b>	<b>C</b>	<b>C</b>
Utility, minor	<b>P</b>	<b>P</b>	<b>P</b>
Vehicle and equipment sales		<b>P</b>	<b>P</b>
Vehicle repair, general		<b>P</b>	<b>P</b>
Vehicle repair, limited	<b>C</b>	<b>P</b>	<b>P</b>
Vocational school	<b>C</b>	<b>P</b>	<b>P</b>
Warehouse, residential (mini) storage		<b>PC</b>	<b>P</b>
<b>INDUSTRIAL, MANUFACTURING</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Asphalt or concrete plant			<b>C</b>
Auto wrecking or salvage yard			<b>P</b>
Basic industry			<b>P</b>
Freight terminal		<b>C</b>	<b>P</b>
Manufacturing, general			<b>P</b>

Manufacturing, limited			<b>P</b>
Mining or quarrying			<b>C</b>
Research services	<b>C</b>	<b>C</b>	<b>P</b>
Warehousing			<b>P</b>
Welding or machine shop		<b>C</b>	<b>P</b>
<b>AGRICULTURAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Agriculture, animal		<b>C</b>	<b>P</b>
Agriculture, crop	<b>P</b>	<b>P</b>	<b>P</b>
Agriculture, farmers market	<b>C</b>	<b>P</b>	<b>P</b>
Agriculture, product sales		<b>C</b>	<b>P</b>

5.c Setback reduced for public purpose. When an existing setback is reduced because of conveyance to a federal, state, or local government for a public purpose, and the remaining setback is at least seventy-five percent (75%) of the required minimum setback for the district in which it is located, then that ~~remammg~~remaining setback shall be deemed to satisfy minimum setback requirements.

## **DRAFT - Proposed Amendment to Pea Ridge Zoning Ordinance**

### **14.04.02 Rules of Construction and Definitions**

Section 1. No changes.

#### **SECTION 2. Adds the following:**

*Bakery:* An establishment primarily engaged in the retail sale of baked goods for consumption on- or off-site. The baked products may be prepared on- or off-site.

*Convenience Store:* An establishment primarily engaged in the retail sale of food, beverages, or other frequently or recurrently needed merchandise for household or automotive use, not larger than 3,500 square feet in gross floor area, and does not sell or convey gasoline, diesel, or other fuels for motor vehicles. This definition does not include “Gas Station” which is separately defined.

*Cultural Studio or Shop:* An establishment primarily engaged in the education or training of individuals or groups of students in the arts, including but not limited to photography, fine art, theater, martial arts, gymnastics, and sculpture as well as accompanying or standalone retail sale of produced goods, services, recitals, performances, or productions in small or limited runs.

*Day care, general (day care center):* A commercial establishment where child day care services are provided for more than eight (8) children; with both such services to be provided pursuant to state laws and fire codes, and in accordance with, and licensed by appropriate state agencies. This definition does not include “Residential facility – assisted living” which is separately defined.

*Dwelling, Live-work:* A unit or group of units designed to be occupied by habitation facilities for living, sanitation, sleeping, and cooking and by low-intensity commercial facilities to accommodate uses including, but not limited to office areas, storefronts, or studios.

*Gas Station:* An establishment primarily engaged in the sale of gasoline or fuel for motor vehicles, but may also include the retail sale of food, beverages, or other frequently or recurrently needed merchandise for household or automotive use, and which may specifically include a car wash as an accessory use.

*Plant Nursery:* An establishment primarily engaged in the cultivation and retail or wholesale sale of plants, shrubs, trees, or other articles or implements which are involved in the transportation, installation, and maintenance of landscaped areas.

*Residential facility – assisted living:* Residential facilities consisting of individual dwelling units used or designed to be used by adults, persons with disabilities, or other persons

needing or desiring non-medical assistance with day-to-day living matters. Such services are to be provided pursuant to state laws and fire codes, and in accordance with, and licensed by appropriate state agencies. This definition does not include "Nursing" or "Day care, general" which is separately defined. Typical uses include retirement communities in which housekeeping services, common dining facilities and recreational and social activities are offered to residents.

*Retail/service <10,000 sqft.:* The sale or rental of commonly used goods and merchandise for personal or household use or the provision of services to consumers, excluding those retail and service uses classified more specifically herein, within a structure exceeding no more than 10,000 square feet in gross floor area. Typical uses include grocery stores, department stores, furniture stores, clothing stores and establishments providing the following products or services: household electronic equipment, sporting goods, bicycles, office supplies, home furnishings, electronics repair, shoe repair, household appliances, wallpaper, carpeting and floor-covering, art supplies, kitchen utensils, jewelry, drugs, laundromats, dry cleaners, cosmetics, books, antiques, or automotive parts and accessories.

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#### **14.04.05 District Regulations**

Sections 1 & 3-6: No changes.

### **SECTION 2. COMMERCIAL DISTRICTS: Add and amend the following:**

#### 2.a.1 C-1, Neighborhood Commercial.

C-1, Neighborhood Commercial. This district is intended to accommodate administrative, executive, and professional offices and associated uses, as well as limited retail trade and services designed to serve adjacent residential neighborhoods. Such districts should generally have frontage along collector or arterial streets, or other carefully selected areas. Buildings should be compatible with the surrounding corridor and area.

#### 4. Commercial and Industrial Uses Permitted.

Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit. Where neither "P" nor "C" appears similarly within the table, the use is not permitted. (Ord. No. 722)

<b>RESIDENTIAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Single-family detached			
Single-family attached			
Duplex, triplex, 4-plex	<b>C</b>	<b>C</b>	<b>C</b>
Townhouse/Rowhouse	<b>P</b>	<b>C</b>	
Live-work units	<b>P</b>	<b>C</b>	
Loft apartment	<b>C</b>	<b>C</b>	
Multi-family	<b>C</b>	<b>C</b>	<b>C</b>
Residential facility – assisted living	<b>C</b>	<b>P</b>	
<b>CIVIC AND COMMERCIAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Airport or airstrip			<b>C</b>
Alcoholic Beverages & Controlled Substances		<b>C</b>	
Animal care, general	<b>C</b>	<b>P</b>	<b>C</b>
Animal care, limited	<b>P</b>	<b>P</b>	
Auditorium or stadium		<b>C</b>	<b>C</b>
Automated teller machine	<b>P</b>	<b>P</b>	<b>P</b>
Bank or financial institution	<b>P</b>	<b>P</b>	<b>P</b>
Bakery	<b>P</b>	<b>P</b>	
Bed and breakfast	<b>P</b>	<b>P</b>	
Car wash	<b>C</b>	<b>P</b>	<b>P</b>
Cemetery	<b>P</b>	<b>P</b>	<b>P</b>
Church	<b>P</b>	<b>P</b>	<b>P</b>
College or university	<b>P</b>	<b>P</b>	<b>P</b>
Communication tower	<b>C</b>	<b>C</b>	<b>P</b>
Construction sales and service		<b>P</b>	<b>P</b>
Convenience store	<b>P</b>	<b>P</b>	<b>C</b>
Cultural Studio	<b>P</b>	<b>P</b>	
Day care, limited (family home)	<b>P</b>	<b>P</b>	<b>C</b>
Day care, general	<b>P</b>	<b>P</b>	<b>C</b>
Entertainment, adult		<b>C</b>	<b>C</b>
Funeral home	<b>C</b>	<b>P</b>	
Gas Station		<b>P</b>	<b>P</b>
Golf course	<b>P</b>	<b>P</b>	
Government service	<b>P</b>	<b>P</b>	<b>P</b>

Hospital	P	P	
Hotel or motel		P	
Library	P	P	P
Medical service/office	P	P	P
Museum	P	P	C
Nursing home	P	P	
Office, general	P	P	C
Parking lot, commercial	C	P	C
Parks and recreation	P	P	C
Pawn shops		P	C
Plant Nursery	C	P	P
Post office	P	P	C
Recreation/entertainment, indoor	C	P	C
Recreation/entertainment, outdoor	C	P	C
Recreational vehicle park		P	P
Restaurant, fast-food	C	P	P
Restaurant, general	P	P	P
Retail/service <10,000 sqft	P	P	C
Retail/service >10,000 sqft	C	P	C
Safety services	P	P	P
School, elementary/middle & high	P	P	P
Utility, major	C	C	C
Utility, minor	P	P	P
Vehicle and equipment sales		P	P
Vehicle repair, general		P	P
Vehicle repair, limited	C	P	P
Vocational school	C	P	P
Warehouse, residential (mini) storage		C	P
<b>INDUSTRIAL, MANUFACTURING</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Asphalt or concrete plant			C
Auto wrecking or salvage yard			P
Basic industry			P
Freight terminal		C	P
Manufacturing, general			P
Manufacturing, limited			P
Mining or quarrying			C
Research services	C	C	P
Warehousing			P

Welding or machine shop		<b>C</b>	<b>P</b>
<b>AGRICULTURAL USES</b>	<b>C-1</b>	<b>C-2</b>	<b>I</b>
Agriculture, animal		<b>C</b>	<b>P</b>
Agriculture, crop	<b>P</b>	<b>P</b>	<b>P</b>
Agriculture, farmers market	<b>C</b>	<b>P</b>	<b>P</b>
Agriculture, product sales		<b>C</b>	<b>P</b>

5.c Setback reduced for public purpose. When an existing setback is reduced because of conveyance to a federal, state, or local government for a public purpose, and the remaining setback is at least seventy-five percent (75%) of the required minimum setback for the district in which it is located, then that remaining setback shall be deemed to satisfy minimum setback requirements.



# STAFF REPORT

## Recreational Areas Text Amendment

### **Request:**

Approval of an ordinance amending the Subdivision Regulations of the City of Pea Ridge to require recreation and greenspace be provided in new subdivisions.

### **History:**

Discussion among Planning Commission and staff at the March 4, 2025, Planning Commission meeting and the February 21, 2025 Special Tech Review meeting brought to light a gap in the subdivision regulations for the provision of recreation, open, and/or greenspace in new subdivisions.

### **Purpose of Amendment:**

The proposed amendment addresses five main parts:

1. A new subsection 'L' is created to address the provision of recreation areas in all new subdivisions that require preliminary plat approval.
2. Exemptions are carved out for large lot (1+ acre) and non-residential subdivisions.
3. Minimum standards to the size, dimensions, design, and connectivity, among other things, are created to ensure spaces set aside meet the intent of this subsection. The calculation as to how much space is required to be provided is based on several recent subdivisions that did provide greenspace and were approved by Planning Commission.
4. A process for collecting a fee in lieu is provided. This is designed to be allowed at the discretion of the Planning Commission and to be the secondary option, meaning certain significant hurdles must exist, or it be in the best interest of the city, to collect a fee in lieu. This section also details the procedures for calculating and collecting the fee.
5. Maintenance requirements are detailed as well that are to be covered through covenants for the subdivision. A worst-case scenario relief valve is built in which would allow the city to 1) take over the space as a public park, or 2) perform maintenance for the private park but assess a fee to cover incurred costs to the property owners within the subdivision.

### **Recommendation**

Staff recommends adopting amended section 15.04.06 to the Subdivision Regulations to apply recreation and greenspace requirements for new residential subdivisions.

## **DRAFT - Proposed Amendment to Pea Ridge Subdivision Regulations**

### **15.04.06 Improvements and design standards**

Sections A – K. No changes.

#### **L. RECREATION AREAS**

##### **1. Purpose/Intent**

To promote the general public welfare and to provide equitable access to green, recreational, and/or open spaces, certain spaces shall be provided to recreate, gather, and find community.

##### **2. Applicability**

All subdivisions requiring preliminary plat approval, unless specifically exempted in this section.

##### **3. Exemptions**

- a. Subdivisions creating lots of 1 acre or larger.
- b. Subdivisions of land zoned entirely A, Agriculture; C-1, Neighborhood Commercial; C-2, General Commercial; or I, Industrial.

##### **4. Minimum Standards**

- a. Each site reserved for such purposes shall be of suitable area, dimensions, topography, and natural character. The area(s) of the required land for recreational use shall not be unreasonable in area relative to the land being subdivided and to the prospective use of such land.
- b. Floodplain, floodway, and natural drainage areas generally shall not exceed seventy-five (75%) percent of any recreational area(s). In no circumstance shall detention or retention ponds or other manmade or engineered stormwater facilities count towards any required recreational space.
- c. In subdivisions zoned with a district that allows exclusively single-family dwellings as a residential use, the recreational area(s) to be set aside shall be equal to one-third (1/3) acre of land for every twenty (20) dwelling units or fraction thereof, capping at one (1) total acre for up to 79 dwelling units. If the development exceeds 80 dwelling units, more than one dedication may be required by the Planning Commission.
- d. In subdivisions zoned with a district that allows multi-unit dwellings as residential uses, the recreational area(s) to be set aside shall be equal to one-third (1/3) acre of land for every twenty (20) dwelling units or fraction thereof, capping at one (1) total acre for up to 79 dwelling units. If the development exceeds 80 dwelling units, more than one dedication may be required by the Planning Commission. The number of dwelling units shall be

calculated using the dwelling type with the highest number of units permitted in the applicable zoning district.

e. The area(s) shall be located to adequately serve all parts of the subdivision as approved by the Planning Commission, preferably no more than twelve hundred and fifty feet (1250') from any proposed dwelling unit measured by most direct walkable path.

f. Recreation area(s) dedicated to the City of Pea Ridge must have a minimum of fifty feet (50') of street frontage. If a recreational area is not conveyed to the City of Pea Ridge, a twenty foot (20') wide access easement, from a street right-of-way to the recreational land, shall be provided and shown on the plan.

g. Pedestrian ways, bikeways or other access may be requested to be located where deemed desirable to accommodate circulation or access to points of interest, for example, schools, playgrounds, greenways, parks, similar areas of adjoining or future subdivisions, shopping, museums, or public facilities.

h. All recreational area(s) shall be directly connected to the subdivision's sidewalk network.

i. Any recreational area with frontage along a collector or arterial roadway shall be fenced with a minimum 4-foot-tall berm, fence, or wall along said frontage.

j. Recreational area(s) shall be covered by a blanket recreation easement on the final plat of the subdivision and shall grant to the city an irrevocable offer of dedication.

5. Fee In Lieu. A fee in lieu of required recreational space may be accepted by the Planning Commission in instances where:

a. significant topological, topographical, or other challenges exist

b. the recreational area(s) to be dedicated by this section would be less than twelve hundred and fifty feet (1250') from a public park or planned park per the most recent Parks Master Plan.

c. the Planning Commission finds that the park and recreational needs of a proposed development would be better served by the expansion or improvement of an existing city park or recreational area(s).

d. Such fee shall be calculated by the applicant to be approved by Planning Director. Included in the calculation shall be the estimated costs for the city to acquire, develop, and improve similarly located and zoned property for recreational space.

e. Such fee shall be paid in the form of a cashier's check or other cash equivalent, including an irrevocable letter of credit on a form approved by the City Attorney and with a bank or financial institution deemed acceptable to the city and delivered to the Planning Director. Said payment shall be due within fourteen (14) business days of preliminary plat approval by the Planning Commission.

f. Title to all payments, in whichever approved form of payment is used, shall vest in the City immediately upon approval of the final plat by the City Council. All such payments:

(1) shall be segregated in a city fund for holding monies in trust and used only for the acquisition and improvements of park and recreational areas within the City of Pea Ridge that will meet the needs of the residents of the development or subdivision in respect of which such payment was made;

(2) shall be expended on the acquisition or improvements of park land that is not more than twelve hundred and fifty feet (1250') from the development or subdivision, or within one mile from the development or subdivision in the event the City Council determines and finds that it is not feasible, practical or advantageous to expend the funds within the twelve hundred and fifty feet (1250') distance;

(3) if not expended within five (5) years of receipt, or unconditionally committed to be expended, shall be refunded to the developer or subdivider.

## 6. Maintenance

a. No final plat shall be approved by the Planning Commission until the applicant shall have filed a declaration of covenants and restrictions that will govern such association or trustee and received approval of the same from the Planning Director.

b. The covenants and restrictions submitted shall provide:

(1) the establishment of a homeowners' association, trust, 501(c)(3), or similar organization prior to the sale of any lot or property in the subdivision

(2) that recreational area restrictions and maintenance shall be permanent

(3) that homeowners are liable for the payment of maintenance fees and capital assessments

(4) that unpaid homeowners' fees and assessments shall be a lien on the property of the delinquent homeowners

(5) that the association, trustee, or similar organization shall be responsible for liability insurance, taxes, and perpetual maintenance

(6) that membership shall be mandatory for each property owner and any successive owner

(7) that each homeowner, at the time of purchase, shall be furnished with a copy of the approved conditions and/or restrictions

(8) that the city reserves the right to assess each property owner within the association a maintenance fee in the event the association dissolves, goes defunct, or otherwise fails to maintain its prescribed recreation area(s)

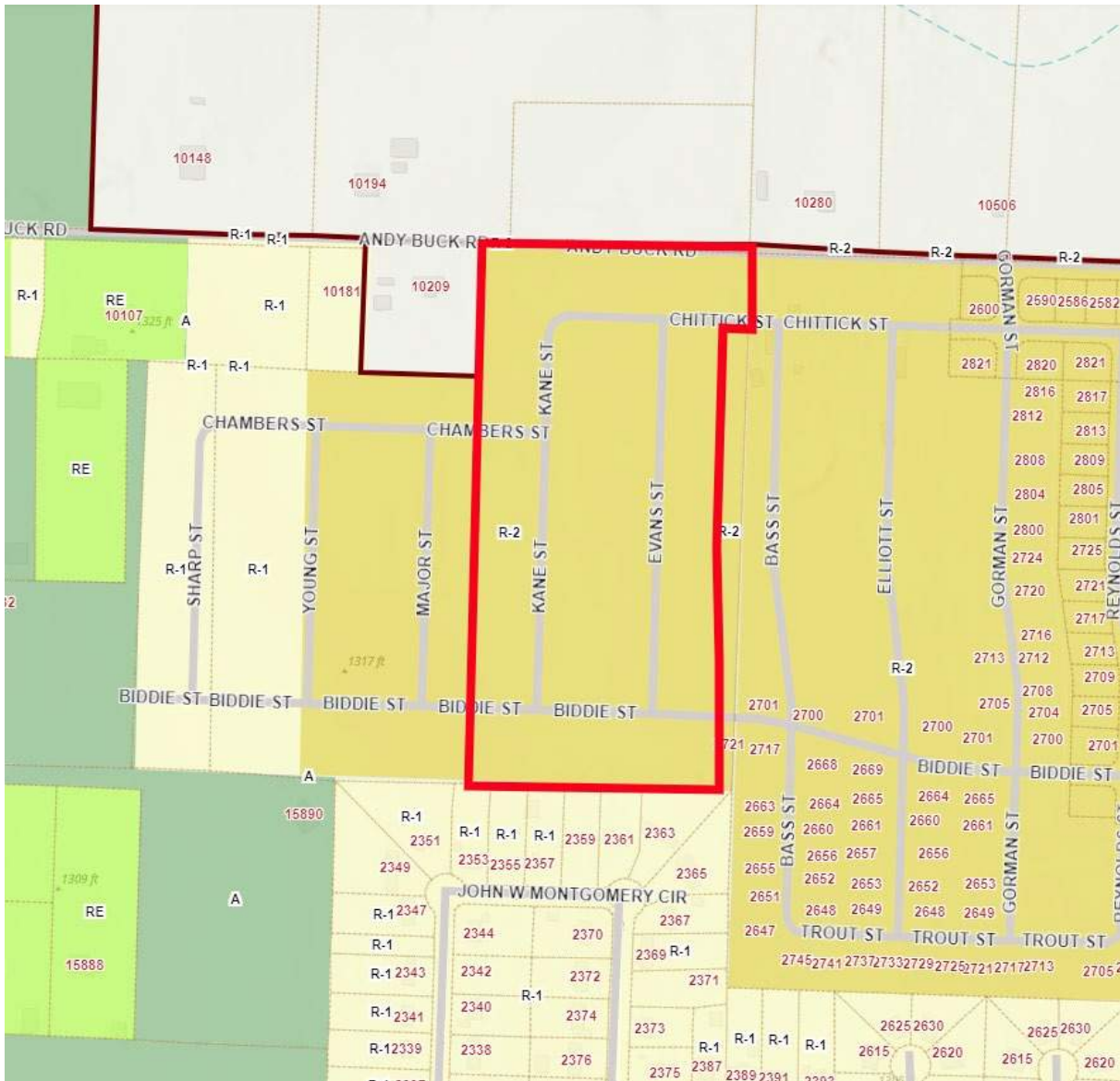


# STAFF REPORT

## Walnut Hill Subdivision Phase V Final Plat

<b>Location:</b>	Andy Buck Road
<b>Current Zoning:</b>	R-2, Medium Density Residential
<b>Land Use Designation:</b>	Residential
<b>Owner/Applicant:</b>	NWA LD, LLC/Crafton Tull

Vicinity Map (illustrative only):



**Property Description**

The subject property is located along Andy Buck Road, being a part of parcel number 13-00183-126. The property is presently zoned R-2, Medium Density Residential with a future land use designation of Residential. Adjacent zoning districts include R-2, Medium Density Residential to the east and west, R-1, Low Density Residential to the south, and unincorporated Benton County to the north and northwest. Adjacent land use designations include Residential to the south, east, and west, and Agriculture/Open Space to the north. The property has direct access to Andy Buck Road, Chittick Street, Biddie Street, and Sharp Street.

**Project Description**

The applicant is proposing a Final Plat for Walnut Hill Phase V that consists of 69 total lots. The subdivision has primary access from existing stubs of Biddie Street and Chittick Street, and provides stubs to the west for Biddie Street and Sharp Street.

**Variances**

There are no variances requested with this Final Plat.

**Analysis & Recommendation**

The proposed development meets the requirements of the Zoning Ordinance and Subdivision Regulations of the City of Pea Ridge; therefore, staff recommends approval of this Final Plat.

**Supplemental Information**

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
<b>Lot size</b>						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
<b>Front setback (all uses)</b>	30'	30'	25'	25'	25'	50'
<b>Side setback (all uses)</b>	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
<b>Street side setback (all uses)</b>	25'	25'	25'	25'	25'	50'
<b>Rear setback (all uses)</b>	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial

# WALNUT HILL SUBDIVISION PHASE V PEA RIDGE, ARKANSAS

**CERTIFICATE OF OWNERSHIP AND DEDICATION OF PUBLIC RIGHTS-OF-WAY/EASEMENTS:**

I/WE, THE UNDERSIGNED, OWNER(S) OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I/WE AM/ARE THE SOLE OWNER(S) OF THE HEREIN PLATTED PROPERTY AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE ALL RIGHTS-OF-WAY AND UTILITY, DRAINAGE (EXCLUDING PONDS), AND CONSERVATION EASEMENTS, AS SHOWN, TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, AND REPLACEMENT OF STREETS, PUBLIC AND FRANCHISE UTILITIES, AND DRAINAGE SYSTEMS. EASEMENTS DESIGNATED AS UTILITY EASEMENTS OR 'UE' ARE FOR THE ABOVE OR BELOW GROUND FACILITIES AND APPURTENANCES OF PUBLIC AND FRANCHISE UTILITIES ACCORDING TO THE 'UTILITY CORRIDOR' SECTION OF THE PEA RIDGE WATER FACILITIES MANUAL, REV. 2/23 OR LATER, IN SECTION 7A-DESIGN RECOMMENDATIONS. THE RESPECTIVE UTILITY COMPANIES SHALL HAVE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, OR STRUCTURES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES, HEDGES OR SHRUBS THAT MAY INTERFERE WITH OR ENDANGER SAID UTILITIES. ANY IMPROVEMENTS INSTALLED WITHIN THE UTILITY EASEMENTS ARE INSTALLED AT THE RISK OF THE INSTALLER, AS THEY ARE SUBJECT TO BEING REMOVED WITHOUT REPLACEMENT SHOULD IT BE NECESSARY FOR ANY PUBLIC OR FRANCHISED UTILITY TO UNDERTAKE CONSTRUCTION OR MAINTENANCE WITHIN THE UTILITY EASEMENT. NO OTHER STATEMENTS ON THIS PLAT OR HEREINAFTER RECORDED SHALL GRANT ANY UTILITY SPECIAL, EXCLUSIVE, OR ADDITIONAL PRIVILEGES WITHIN DESIGNATED PUBLIC EASEMENTS.

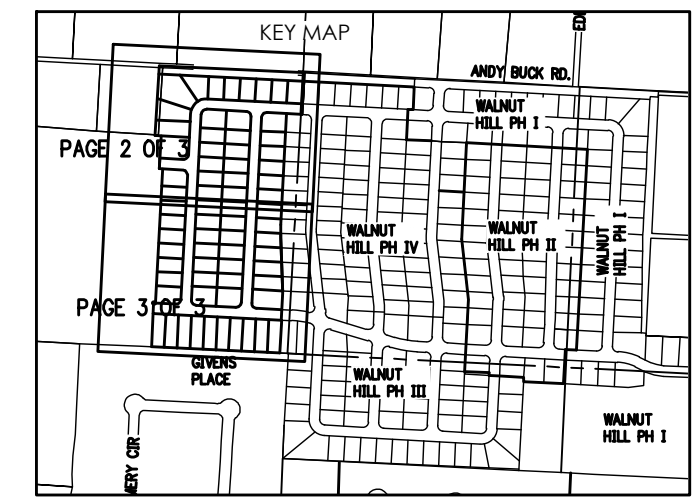
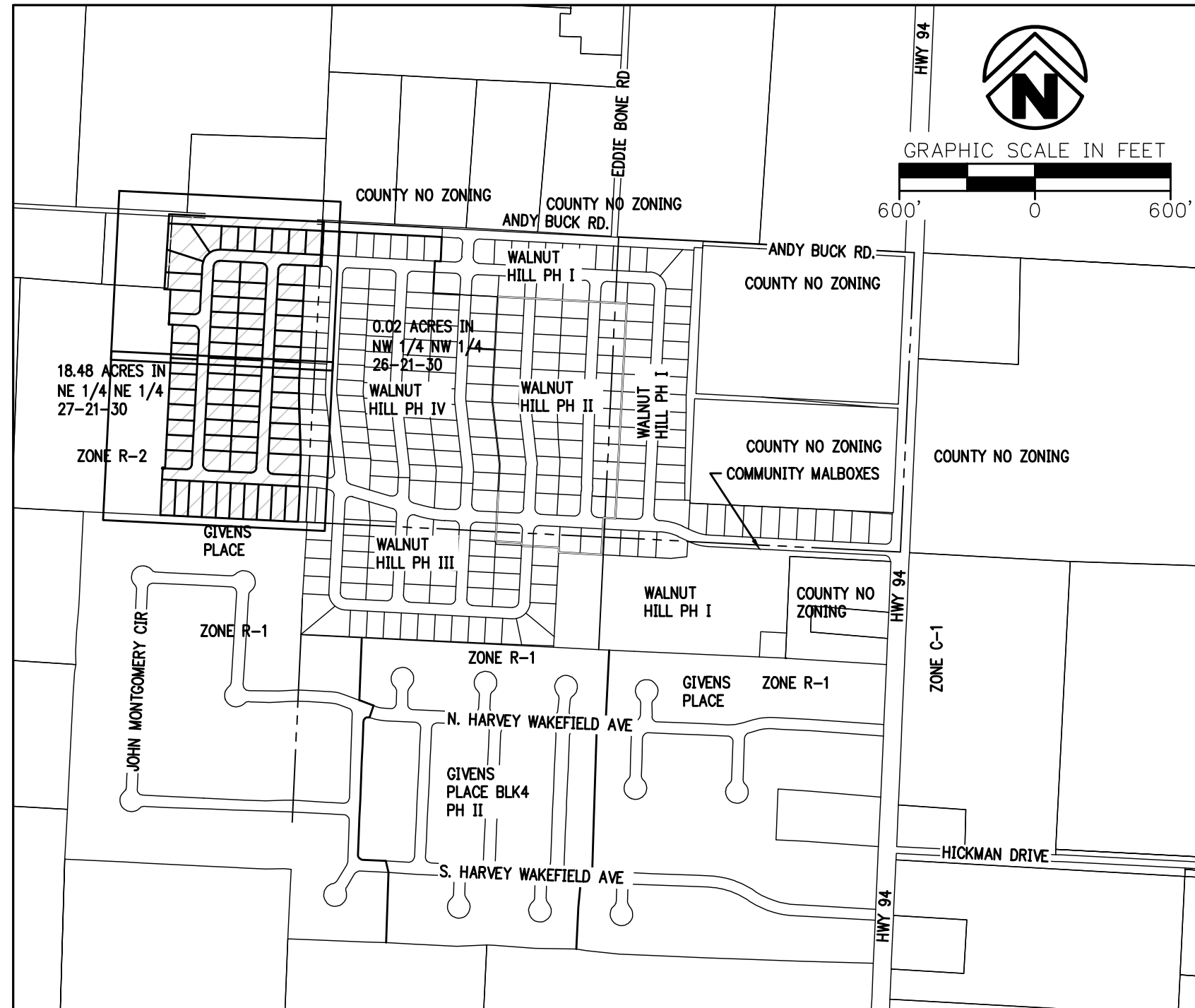
PRINTED NAME/ COMPANY	OWNER SIGNATURE AND TITLE	DATE
PRINTED NAME/ COMPANY	OWNER SIGNATURE AND TITLE	DATE

STATE OF ARKANSAS  
COUNTY OF \_\_\_\_\_

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_



**PHASE V DESCRIPTION**

A PART OF THE NORTHWEST QUARTER (NW/4) OF THE NW/4 OF SECTION 26 AND A PART OF THE NORTH HALF (N/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 27 ALL IN TOWNSHIP 21 NORTH, RANGE 30 WEST IN THE CITY OF PEA RIDGE IN BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A CAPPED REBAR EMBOSSED 'LS 1304" AT THE NORTHWEST CORNER OF SAID SECTION 26 SAME BEING THE NORTHEAST CORNER OF SAID SECTION 27; THENCE SOUTH 87°01'39" EAST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 4.61 FEET TO THE WEST BOUNDARY OF THAT CERTAIN TRACT OF LAND CONVEYED TO NWA LD, LLC ACCORDING TO DEED DOC. NO. L202116920; THENCE ALONG SAID WEST BOUNDARY THE FOLLOWING NINE (9) CALLS:

- 1) SOUTH 03°02'29" WEST, A DISTANCE OF 196.65 FEET;
- 2) NORTH 86°57'31" WEST, A DISTANCE OF 72.00 FEET;
- 3) SOUTH 03°02'29" WEST, A DISTANCE OF 528.00 FEET;
- 4) SOUTH 00°02'46" EAST, A DISTANCE OF 60.09 FEET;
- 5) SOUTH 01°45'31" EAST, A DISTANCE OF 263.37 FEET;
- 6) SOUTH 03°02'28" WEST, A DISTANCE OF 78.00 FEET;
- 7) SOUTH 03°02'31" WEST, A DISTANCE OF 50.00 FEET;
- 8) SOUTH 86°57'31" EAST, A DISTANCE OF 3.53 FEET;
- 9) SOUTH 03°27'55" WEST, A DISTANCE OF 155.17 FEET TO THE NORTH LINE OF LOT 36 OF GIVENS PLACE SUBDIVISION, FROM WHICH POINT FOR REFERENCE THE NE CORNER OF SAID LOT 36, A FOUND 5/8" CAPPED REBAR EMBOSSED 'LS 689", BEARS SOUTH 87°16'45" EAST, 40.50 FEET;

THENCE DEPARTING SAID WEST BOUNDARY AND ALONG SAID NORTH LINE OF SAID LOT 36 NORTH 87°16'45" WEST, A DISTANCE OF 35.71 FEET TO THE SOUTH LINE OF SAID N/2 OF THE NE/4 OF SAID SECTION 27 FROM WHICH POINT FOR REFERENCE THE SOUTHEAST CORNER OF SAID N/2 OF THE NE/4, A DRILL HOLE SET IN FOUND 10"x12" STONE, BEARS SOUTH 87°09'49" EAST, 71.69 FEET; THENCE ALONG SAID SOUTH LINE NORTH 87°09'49" WEST, A DISTANCE OF 573.17 FEET; THENCE ALONG THE WEST BOUNDARY OF HEREIN DESCRIBED TRACT THE FOLLOWING SEVEN (7) CALLS:

- 1) NORTH 02°50'11" EAST, A DISTANCE OF 207.41 FEET;
- 2) SOUTH 86°57'31" EAST, A DISTANCE OF 9.97 FEET;
- 3) NORTH 03°02'29" EAST, A DISTANCE OF 636.00 FEET;
- 4) NORTH 86°57'31" WEST, A DISTANCE OF 16.83 FEET;
- 5) NORTH 03°02'29" EAST, A DISTANCE OF 154.73 FEET;
- 6) NORTH 86°55'22" WEST, A DISTANCE OF 27.41 FEET TO A FOUND 1" PIPE AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED BY THE DEED RECORDED IN DEED BOOK 447 AT PAGE 362;
- 7) NORTH 03°31'53" EAST WITH THE EAST LINE OF SAID DEED AS EVIDENCED BY A SURVEY IN PLAT BOOK N AT PAGE 53, CROSSING A FOUND 1" PIPE AT A DISTANCE OF 314.09 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 331.61 FEET TO THE NORTH LINE OF SAID SECTION 27;

THENCE SOUTH 87°11'21" EAST ALONG SAID NORTH LINE, A DISTANCE OF 680.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.48 ACRES MORE OR LESS.

SUBJECT TO ANY AND ALL RESTRICTIONS, IF ANY.

**CERTIFICATE OF FINAL PLAT APPROVAL:**

PURSUANT TO THE PEA RIDGE SUBDIVISION REGULATIONS AND ALL OTHER CONDITIONS AND APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
MICHAEL WILHELM, CHAIRMAN, PEA RIDGE PLANNING COMMISSION

DATE OF EXECUTION: \_\_\_\_\_  
SIGNED: \_\_\_\_\_  
NATHAN SEE, MAYOR, CITY OF PEA RIDGE

**OWNER/SUBDIVIDER:** NWA LD, LLC  
4058 N. COLLEGE, SUITE 300  
FAYETTEVILLE, AR 72703

**SURVEYOR:** CRAFTON TULL  
MARK MEADOR R.P.L.S.  
901 N. 47TH ST., SUITE 400  
ROGERS, AR 72756  
479-636-4838

**PHASE IV SITE AREA:** 18.48 AC.

**ZONING:** R-2

"THERE ARE NO WAIVERS, VARIANCES AND/OR CONDITIONAL USES AT THE TIME OF PREPARING THIS PLAT OR PLAN."

**FLOOD NOTES:**

NO PART OF THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND THE PROPERTY IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0085J, EFFECTIVE DATE 28 SEPTEMBER 2007.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES (IF ANY) SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

**RECORD INFORMATION**

STATE PLAT CODE:  
500-21N-30W-0-26-440-04-1304  
500-21N-30W-0-27-110-04-1304

SEAL

FINAL PLAT WALNUT HILL PHASE V  
PART OF NW1/4 OF THE NW1/4 SECTION 26 AND  
PART OF THE NE1/4 OF THE NE1/4 SECTION 27  
T21N R30W  
PEA RIDGE, ARKANSAS  
PREPARED FOR:  
NWA LD, LLC

DATE: 1/17/25  
PROJECT NO.: 19109804  
CONTACT: M. MEADOR

901 N. 47th St., Suite 400  
Rogers, Arkansas 72756

**Crafton Tull**  
architecture | engineering | surveying  
479.636.4838 | 479.631.6224 f  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION

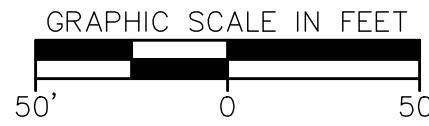
© 2025 Crafton, Tull & Associates, Inc.

DELTA	DESCRIPTION	DATE

DRAWING: G:\19109804\PEA RIDGE\INFRASTRUCTURE\SURVEY\DWG\FINAL PLAT PH V\19109804\_PHASE V\_FINAL PLAT COVER.DWG  
LAYOUT: 1 OF 3, LAST SAVED: 01/07/25, 3:41/2025 12:47:26 PM  
LAST PLOTTED BY: CHRISTIAN UMANA, 3/4/2025 10:45 PM (PLOTTED BY: VALE ODHARD, CORP. ONLY)

LEGEND

- CALCULATED POINT
- FOUND IRON PIN
- SET MAG NAIL IN CONCRETE
- SET IRON PIN W/CAP
- FOUND MAG NAIL
- SANITARY MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- GUY WIRE
- GENERAL UTILITY EASEMENT PER PHASE II
- GENERAL UTILITY EASEMENT THIS PLAT
- DRAINAGE EASEMENT THIS PLAT
- ADDRESS
- PROPERTY LINE
- EXISTING EASEMENT
- NEW EASEMENT THIS PLAT
- BUILDING SETBACK LINE
- SECTIONAL SUBDIVISION LINE
- CENTERLINE NEW RIGHT-OF-WAY
- CENTERLINE ROAD
- UNDERGROUND WATER LINE
- OVERHEAD ELECTRIC
- UNDERGROUND SEWER LINE
- ASPHALT STREET WITH CURB & GUTTER



POB THIS PLAT  
EXISTING 5/8" CAPPED REBAR LS 1304  
NW CORNER OF SECTION 26  
TOWNSHIP 21 NORTH RANGE 30 WEST  
PER ALTA/NSPS LAND TITLE SURVEY  
RECORDED AS STATE OF ARKANSAS,  
DIVISION OF LAND SURVEY, PLAT NO.  
202002191546

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM,  
NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NAVD 88 VERTICAL  
DATUM DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS  
CONTROL MONUMENTS USING THEIR PUBLISHED VALUES.  
BEARING: GRID  
DISTANCE: GRID  
CONVERGENCE ANGLE: -01°14'56"  
COMBINED SCALE FACTOR: 0.99998654

VALUE CALCULATED AT:  
THE POINT OF BEGINNING OF THIS SURVEY,  
N 784996.53' E 681273.94' Z 1305.0' (GEOID18 CONUS)

PURSUANT TO CITY OF PEA RIDGE SUBDIVISION REGULATIONS:  
TRUE BEARINGS (BASED ON GEODETIC NORTH) CAN BE OBTAINED  
BY ALGEBRAIC ADDITION OF ABOVE NOTED CONVERGENCE ANGLE TO  
BEARING DISPLAYED ON FACE OF PLAT

LOT CORNERS MARKED WITH  
5/8" REBAR WITH PLASTIC CAP  
EMBOSSED "CRAFTON TULL,  
M MEADOR, AR PS 1304"  
UNLESS OTHERWISE NOTED

ALL EAST & WEST LOT LINES HAVE A BEARING  
OF S 86°57'31" E, UNLESS OTHERWISE NOTED

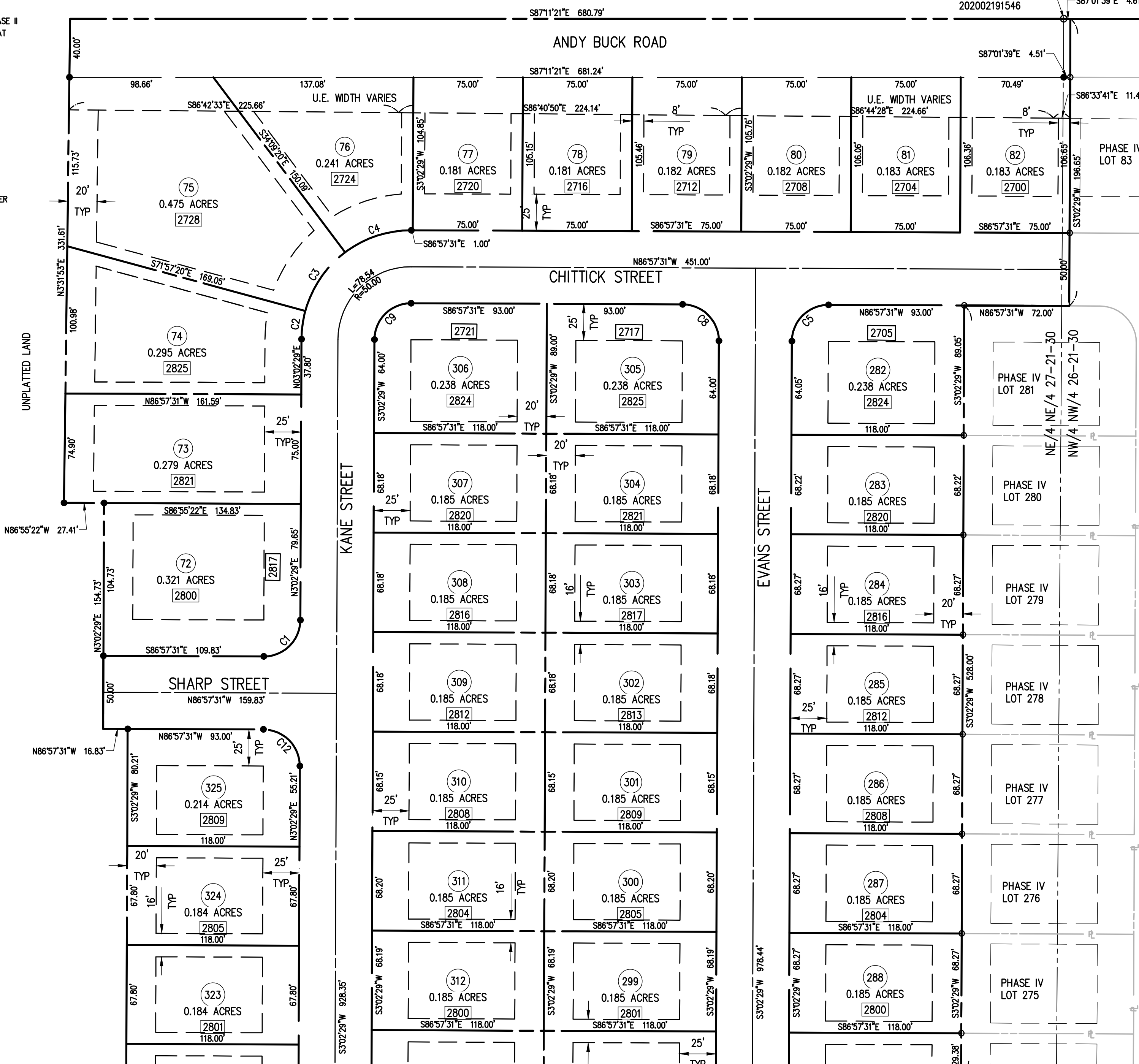
ALL NORTH & SOUTH LOT LINES HAVE A BEARING  
OF S 03°02'29" W, UNLESS OTHERWISE NOTED

STREET RIGHTS-OF-WAY  
50' WIDE UNLESS OTHERWISE  
NOTED

BUILDING SETBACKS  
FRONT - 25' (TYP.)  
REAR - 20' (TYP.)  
SIDE - 8' (TYP.)

\*UNLESS OTHERWISE  
NOTED

PER ORDINANCE 822 ALL BUILDING  
SETBACKS ARE DESIGNATED AS D.E. & U.E.



RECORD INFORMATION

STATE PLAT CODE:  
500-21N-30W-0-26-440-04-1304  
500-21N-30W-0-27-110-04-1304

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479.636.4838  
www.craftontull.com

CERTIFICATE OF AUTHORIZATION  
 M. MEADOR  
ARKANSAS ENGINEER  
No. 157

DELTA	DESCRIPTION	DATE

SHEET NO.: **2 OF 3**

DRAWING: G:\1\09804\_PEARIDGE\INFRASTRUCTURE\SURVEY\DWG\FINAL PLAT PHV\19109804\_PHASE V\_FINAL PLAT.DWG  
LAYOUT: 2 OF 3, LAST SAVED: 01/07/25, 3:42:02 PM  
LAST PLOTTED BY: CHRISTIAN UMANKA, 3/4/2025, 10:47 PM (PLOTTED BY: VALDO ONI-HARD COPY ONLY)

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N48° 02' 29"E	35.36'
C2	19.64'	75.00'	15°00'11"	N10° 32' 35"E	19.58'
C3	49.48'	75.00'	37°48'00"	N36° 56' 40"E	48.59'
C4	48.69'	75.00'	37°11'49"	N74° 26' 35"E	47.84'
C5	39.27'	25.00'	90°00'00"	S48° 02' 29"W	35.36'
C6	39.27'	25.00'	89°59'58"	S41° 57' 30"E	35.36'
C7	39.27'	25.00'	90°00'00"	N48° 02' 29"E	35.36'
C8	39.27'	25.00'	90°00'00"	N41° 57' 31"W	35.36'
C9	39.27'	25.00'	90°00'00"	S48° 02' 29"W	35.36'
C10	39.27'	25.00'	90°00'00"	S41° 57' 31"E	35.36'
C11	39.27'	25.00'	90°00'00"	N48° 02' 29"E	35.36'
C12	39.27'	25.00'	90°00'00"	N41° 57' 31"W	35.36'

