



**SPECIAL MEETING**  
**Planning Commission & Board of Adjustment**

Pea Ridge City Hall  
975 Weston Street  
April 17, 2025  
6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Announcements**
- IV. Public Hearings**
- V. Old Business**
  - 1. Walk the Dog Land Trust - Rezone**  
West of Dove Road & Gaines Street Intersection  
A, Agriculture to C-2, General Commercial
- VI. New Business**
- VII. Board of Adjustments**
- VIII. Adjourn**



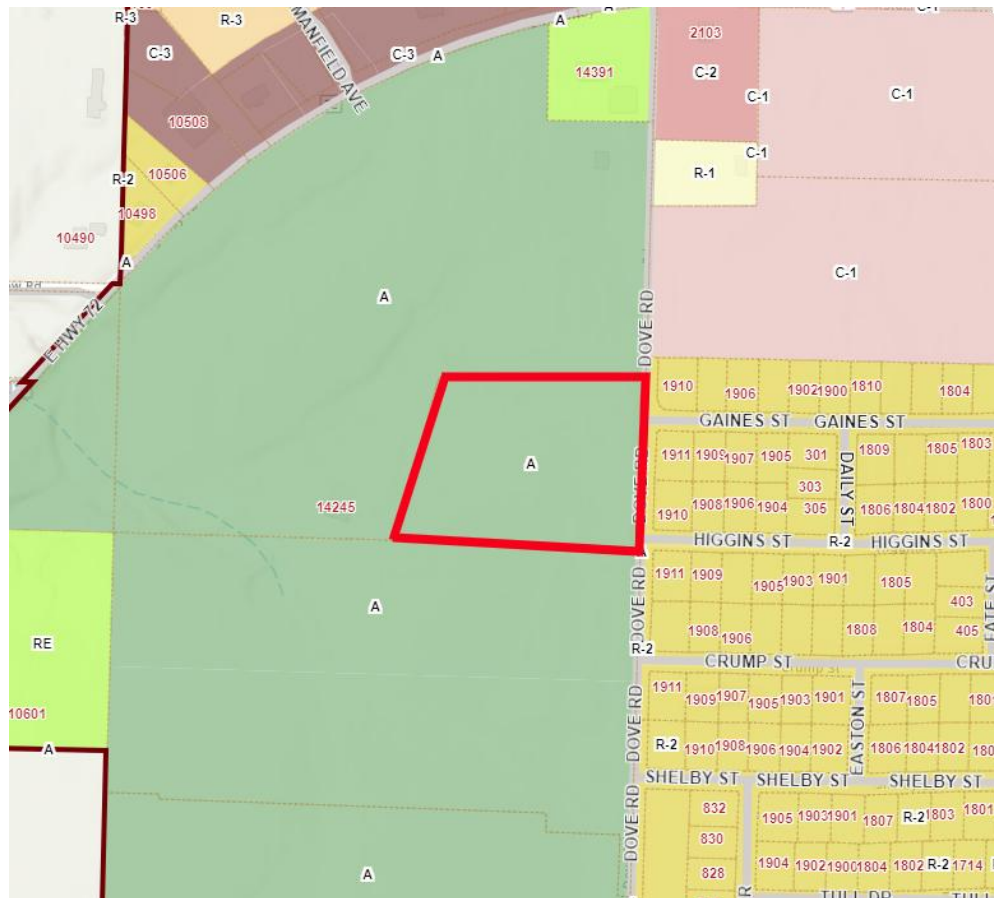
# STAFF REPORT

## Walk the Dog Land 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'
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

## Walk the Dog RZ – Requirements of potential development in C-2 zoning.

1. Landscaping
  - a. Street trees – 1/50' of frontage. = 9 trees (11.07.04.B.1)
  - b. Parking lot trees – 1/25 spaces up to 150 spaces, then 1/30 spaces – unknown # until development plans are created. (11.07.04.B.2)
  - c. Buffer strip required: plantings, walls, fencing, topographic changes, or any combination approved by PC. PC has discretion to decide if a proposed buffer strip is adequate. (11.07.05.D)
2. Residential Compatibility standards
  - a. Large sites: Double the required setback. (Side 10' -> 20', Rear 25' -> 50') (14.04.09.5.2.c.2)
  - b. Surface parking to be at least 10' setback. (14.04.09.5.2.c.3)
  - c. Building limited to 35' in height within 50' of triggering property. (14.04.09.5.2.d)
  - d. Screening required (14.04.09.5.2.e)
  - e. Dumpsters at least 25' from triggering property. (14.04.09.5.2.f.2)
  - f. Exterior lighting cannot spill onto triggering property. (14.04.09.5.2.f.3)
3. C-2
  - a. Setbacks increased by height – nonresidential structures over 15' or 1 story must add additional 8' to side and rear for every additional story or each 15' additional feet. (14.04.05.5.e)
  - b. Setbacks to be the greater of the nonresidential or residential zone. R-2 rear setback trumps C-2 rear setback. (14.04.05.5.g)



Civil Engineering, Landscape Architecture,  
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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'. The signature is written in a cursive style and is enclosed within a faint, hand-drawn rectangular box.

Candice E. Anderson  
Project Manager  
Commercial I Department