



Planning Commission & Board of Adjustment

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

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. April 1st, 2025, Planning Commission Meeting
 - 2. April 17th, 2025, Planning Commission Special Meeting
- IV. Announcements**
- V. Public Hearings**
 - 1. **West – Rezone**
1136 North Curtis Avenue
R-1, Low Density Residential & C-1, Neighborhood Commercial, to C-2, General Commercial
- VI. Old Business**
- VII. New Business**
 - 1. **West – Rezone**
1136 North Curtis Avenue
R-1, Low Density Residential & C-1, Neighborhood Commercial, to C-2, General Commercial
 - 2. **PRC 3 Lot 11 Commercial – Large Scale Development**
401 Slack Street
 - 3. **White Subdivision – Minor Subdivision**
496, 522, & 539 Kelly Lane
 - 4. **Bible Way Baptist Church – Large Scale Development**
Northwest Corner of S. Harvey Wakefield Ave. and N. Highway 94
- VIII. Board of Adjustments**
- IX. Adjourn**

**Planning Commission
Board of Adjustment
April 1, 2025
6:00 p.m.**

1. Call to Order

The April 1, 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.

Commissioner Sean Rooney 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	Yes

The motion to approved passed unanimously.

4. Announcements

Mr. Keegan Stanton clarified that Item 8 on New Business, the Walnut Hills Ph. V Final Plat, the staff recommendation was amended to include a contingency on passage of asphalt cores.

5. Public Hearing

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

White – Rezone

522 Kelly Lane

A, Agriculture; RE, Residential Estate; & R-1 Low Density Residential to R-1, Low Density Residential

Theresa White, 522 Kelly Lane, stood to discuss the rezoning request for R-1, Low Density Residential at 522 Kelly Lane. Ms. White stated that the intention of the request was to consolidate the zoning districts and parcels for refinancing the property.

There was no additional comment from the public.

D.R. Horton Inc. – Rezone

Lee Town Road & Greer Street
R-3, High Density Residential to R-2, Medium Density Residential

Dustin Higgins, Halff & Associates, stood to represent the request for R-2, Medium Density Residential at Lee Town Road & Greer Street. Mr. Higgins stated the intent of the request was to match the existing zoning on the remainder of the parcel for Rolling Meadows Phase 3.

Elizabeth Sabata, 301 Greer Street, stood to speak on the item. Ms. Sabata asked if the property under consideration would be homes or townhomes.

Vice Chairperson Dr. Sherman stated that the request was to take the property from multifamily to single family.

Kyle Whitlock, D.R. Horton, stated that the intent was to build single-family homes.

There was no additional comment from the public.

Sherman Revocable Trust, Karen Sherman - Rezone

14245 Dove Road
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and exited the chambers.

Caitlyn Gibbs, Watkins, Boyer, Gray, & Curry, PLLC, stood to represent the applicant on the request for C-2, General Commercial zoning at 14245 Dove Road. Ms. Gibbs stated that the request aligned with the Comprehensive Land Use Plan, Future Land Use Map, and Northwest Arkansas Regional Land Use Map. She stated that the property lies at the corner of Highway 72 and Dove Road and would be suited to welcome patrons into Pea Ridge.

Ron Marx, 1907 Gaines Street, stood to speak on the item. He stated he was in Elkhorn Subdivision next to the request. Mr. Marx asked what the intention of the property was as the C-2 zoning would allow large commercial development. He asked if C-1 would be more compatible with the existing residential development nearby and that C-2 would be appropriate along the 72 corridor. He asked if it was possible to split the zoning between commercial and residential zones. He stated concerns that C-2 uses would allow for high traffic, large parking lots, football stadium-type lighting, late hours, safety, security issues, negative impacts on property values, and affect the quality of life of residents.

Caitlyn Gibbs stood to respond to concerns. She stated that C-2 was compatible with the highway corridor, that across 72 from this property was C-3 zoning. She stated that there were no development plans, and that the request was consistent with the Future Land Use Map and Comprehensive Land Use Plan.

There was no additional comment from the public.

Walk the Dog Land Trust - Rezone

West of Dove Road & Gaines Street Intersection
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and remained outside the chambers.

Ron Marx, 1907 Gaines Street, stated he had the same comments for this item as the Sherman item.

There was no additional comment from the public.

Legacy Fields - Rezone

12690 Shrader Road

A, Agriculture to PZD, Planned Zoning District

Vice Chairperson Dr. Sherman returned to the dais.

Blake Murray, Crafton Tull, stood to represent the applicant on the request for PZD, Planned Zoning District at 12690 Shrader Road. Mr. Murray stated they are proposing a commercial lot, smaller lot residential, and larger lot residential. He stated the goal was to create a mix of housing and commercial, clustering higher density housing near the commercial. The goal was to protect existing greenspaces and provide open space. Mr. Murray gave history on the project through the concept stage to working with staff to providing the proposal. He stated that Shrader Road will be built to local standards but be dedicated within collector-width right-of-way. He stated that they added a trail and are extending water and sewer to the site. He stated that the initial request was for 5' side yard setbacks but worked with the fire department and increased the setback to 7'.

Marty Finley, 301 Greer Street, asked if this was also the land on Lee Town. He stated he did not understand why it was addressed as Shrader instead of Lee Town. He asked what they are asking for.

Vice Chairperson Dr. Sherman stated that the request was for a rezone to PZD that will have commercial, single-family, and multi-family. They will also have a large percentage of greenspace. This is different from other zones that we have and this is the first submittal we have had. Planning Commission will discuss this for the first time after the public hearing. Dr. Sherman added that if anyone had questions about the request, now is the time to ask.

There was no additional comment from the public.

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

Vice Chairperson Dr. Sherman stated that this was going to be some changes to the commercial districts to narrow down some of the C-1 uses and that if anyone had questions, now would be the time to ask.

Marty Finley, 301 Greer Street, asked if we are reducing the largest scales out of C-1 to C-2.

Chairperson Wilhelm stated that no, the specific uses that were permitted in the districts were being modified.

Commissioner Wilkerson stated that we could discuss what a Conditional Use Permit is where the Commission can place specific restrictions on uses that may need a CUP.

City Attorney Shane Perry discussed the differences between permitted and conditional uses. He added that we were tightening up the C-1 district uses as it had become expansive. He discussed the changes for Gas Stations as a specific example.

There was no additional comment from the public.

Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards

Vice Chairperson Dr. Karen Sherman stated that this change was to require new residential subdivisions to provide greenspace.

Commissioner Stokes and Vice Chairperson Dr. Sherman spoke to some of the specific requirements in the proposed ordinance.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing.

White – Rezone

522 Kelly Lane

A, Agriculture; RE, Residential Estate; & R-1, Low Density Residential to R-1, Low Density Residential

Vice Chairperson Dr. Sherman moved, seconded by Commissioner Wilkerson, to approve the White rezoning request from A, Agriculture; RE, Residential Estate; & R- 1, Low Density Residential to R-1, Low Density Residential.

Votes:

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

The motion to approve passed with 7 in favor.

D.R. Horton Inc. – Rezone

Lee Town Road & Greer Street

R-3, High Density Residential to R-2, Medium Density Residential

Chairperson Wilhelm asked to clarify that the request did not remove the commercial portion out front along Lee Town.

Mr. Stanton stated that was correct.

Commissioner Rooney asked what the reasoning was for the request.

Dustin Higgins replied that it was to be congruent with the rest of the subdivision.

Mr. Stanton stated that R-3 does not permit single-family use.

Kyle Whitlock, D.R. Horton, stated that they did not intend to build multi-family.

Commissioner Stokes motioned, seconded by Commissioner Wilkerson, to approve the D.R. Horton rezoning request from R-3, High Density Residential to R-2, Medium Density Residential.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes

Commissioner Adam Stokes Yes
Commissioner Shelia Wilkerson Yes

The motion to approve passed with 7 in favor.

Sherman Revocable Trust, Karen Sherman - Rezone

14245 Dove Road
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and exited the chambers.

Commissioner Wendel requested to see the Future Land Use Map for this property.

Mr. Stanton clarified that the C-3 district was no longer codified and that the C-2 district now functioned as the General Commercial zoning district that would generally permit large format commercial uses.

Mr. Stanton clarified that the red color on the Future Land Use Map that this property was partly colored indicated Entry Center. The description of the land use category was displayed on the screen.

Commissioner Rooney asked if there were any restrictions for this corridor.

Mr. Stanton stated that no, it would be subject to only the restrictions of the C-2 district

Commissioner Rooney asked if any restrictions could be set forth during the development.

Mr. Stanton stated that if a Conditional Use Permit were required, the commission could set further restrictions, but that if it were a permitted use, it would be allowed subject to the Zoning Code.

Commissioner Wilkerson asked if screens or berms would be required.

Mr. Stanton stated that it would be subject to residential compatibility standards in the Zoning Code.

Chairperson Wilhelm stated that he felt that it fell within our land use plan and it being along the highway.

Commissioner Stokes asked if we were able to ask for off-site infrastructure.

Mr. Stanton stated that we can ask for those things depending on the impact of the proposed development or use.

Commissioner Rooney motioned, seconded by Arriola, to approve the Sherman Revocable Trust rezoning request from A, Agriculture to C-2, General Commercial.

Votes:

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

The motion to approve passed 6 in favor, 1 recusal.

Walk the Dog Land Trust - Rezone

West of Dove Road & Gaines Street Intersection
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and remained outside the chambers.

Commissioner Wendel asked to see the Future Land Use Map again.

Commissioner Stokes stated that this portion did fall under the residential future land use.

Commissioner Rooney stated he had concerns with the abutment to the neighborhood and going to C-2.

Commissioner Stokes stated he agreed with the concern.

Candice Anderson, CEI Engineering, stated that the majority of the parcel in the Sherman item is unbuildable due to topography in the Southwest corner, so they are requesting this parcel also be rezoned to gather more buildable area.

Commissioner Rooney restated his concern with the abutment to the residential area. He asked if there were a plan for the unbuildable space.

Ms. Anderson stated there was not a plan today, but it would likely be used for stormwater detention.

Commissioner Rooney stated that development on the Sherman parcel was still viable but may have to be reduced.

Commissioner Stokes asked if Ms. Anderson could estimate the amount of acreage that would be unbuildable on the Sherman property.

Ms. Anderson estimated about one third of the Sherman property would be unbuildable, but useable for detention. She also mentioned that there is a potential for ArDOT required dedications that may also reduce the parcel size.

Chairperson Wilhelm asked staff if the recommendation was to approve, and if the reasoning was to get connectivity to the highway.

Mr. Stanton stated that was correct, staff recommends approval so long as the Sherman property was also approved. He also stated that the reasoning being the frontage along the collector roadway and that the topology of the two properties together would likely create difficulties in development of just one or the other.

Ms. Anderson stated that the Pea Ridge code does require a landscaped buffer between C-2 zoning and residential properties.

Mr. Stanton discussed requirements and restrictions for access management.

Commissioner Rooney asked what the status of Dove Road is.

Mr. Stanton stated it was a collector.

Commissioner Stokes stated that development may lead to traffic using Blue Jay as opposed to trying to turn onto Highway 72.

Will Kellstrom, Watkins, Boyer, Gray, & Curry, PLLC, stated that if the commission had any hesitations or needed additional information, that he would be happy to have the item tabled.

Commissioner Stokes asked if the item were to be denied, would they be able to ask again.

Chairperson Wilhelm stated they would have to way 6 months.

Commissioner Stokes moved, seconded by Commissioner Arriola, to table the Walk the Dog Land Trust rezoning request from A, Agriculture to C-2, General Commercial.

Votes:

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

The motion to table passed 6 in favor, 1 recusal.

Legacy Fields - Rezone

12690 Shrader Road
A, Agriculture to PZD, Planned Zoning District

Vice Chairperson Dr. Sherman returned to the dais.

Commissioner Wendel asked if we vote to rezone the property with the understanding that this plan proposal is what will be done with it, or if it is just for the rezoning.

Mr. Stanton discussed the PZD ordinance and what gets approved with the PZD request.

Commissioner Rooney asked if they could still ask for a variance if the PZD is approved.

Mr. Stanton stated that they can still request a variance, but that it would be from the adopted PZD zoning ordinance instead of the city's zoning ordinance.

Commissioner Wilkerson asked if they ever anticipated gas to service the development.

Mr. Murray stated that the developer did not anticipate serving the development with gas.

Mr. Stanton stated that he could not speak for the gas company, but if they needed to run transmission lines, they would need to acquire the easement to do that.

Mr. Murray stated that may be able to be accommodated down Shrader Road if needed.

Commissioner Wendel asked if Mr. Murray could discuss the commercial component again.

Mr. Murray discussed the details of the proposed commercial portion of the PZD and displayed an exhibit of what a future commercial development may look like.

Vice Chairperson Sherman stated her concern was the depth of the commercial lot for potential development.

Chairperson Wilhelm asked if the development would be expanding Lee Town Road.

Mr. Stanton stated that those improvements would be shown through the Large Scale Development.

Commissioner Wilkerson asked about water and sewer service.

Mr. Murray discussed the utility concept for the proposed PZD.

Mike Nida, Pea Ridge Water, stated that since this is a rezoning, they don't have a full plan set to review, but that will come at the Large Scale Development.

Commissioner Rooney asked to discuss the floodplain area.

Mr. Murray discussed the improvements and plans for the floodplain and floodway area. He also discussed the small and large lot portions of the PZD.

Vice Chairperson Sherman asked if the zero-lot line lots were designed to be sold individually.

Mr. Murray stated that they were.

Vice Chairperson Sherman asked about the proposed open spaces and their usability.

Mr. Murray discussed the proposed open and green spaces proposed in the PZD.

Mr. Perry asked if the proposed open space in the PZD would align to the proposed recreational space ordinance that is also on the agenda.

Commissioner Stokes stated that about 5 acres of greenspace would be needed in the PZD to meet the proposed recreational space ordinance and that the proposed PZD would be more than would be required under the proposed ordinance.

Chairperson Wilhelm asked if the utilities would fit in the front with our current standards, minus the gas.

Mr. Murray stated yes.

Commissioner Wilkerson asked about access to the open spaces.

Mr. Murray stated that there would be dedicated access between lots to be able to access those areas.

Commissioner Wendel moved, seconded by Commissioner Rooney to approve the Legacy Fields rezoning request from A, Agriculture to PZD, Planned Zoning District.

Votes:

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

The motion to approve passed 5 in favor, 2 abstentions.

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

Mr. Stanton provided an overview of the proposed text amendment and discussed the changed permitted uses and intent statement for the C-1 district.

Vice Chairperson Sherman asked about the agricultural product sales not being in C-2.

Mr. Stanton stated that the agricultural product sales use may allow for a larger format or intensity, such as wholesale agricultural sales.

Commissioner Stokes moved, seconded by Commissioner Wendel, to approve the 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.

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 passed 7 in favor.

Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards

Mr. Stanton provided an overview of the ordinance and discussed the recreational space requirements.

Commissioner Wilkerson asked if the ordinance would apply in the PZD district or all districts.

Mr. Stanton stated that PZD districts have built-in flexibility, and that the A, C-1, C-2, and I districts were exempted.

Commissioner Arriola discussed requiring development to put in amenities at the front end.

Commissioner Rooney asked about the maintenance of the recreational space. The commission and staff discussed ensuring areas stay maintained.

Commissioner Wendel moved, seconded by Sherman, to approve Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards.

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 passed 7 in favor.

9. Adjourn

Chairperson Wilhelm moved to adjourn.

Vice Chairperson Dr. Sherman seconded the motion.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson



**Planning Commission
Board of Adjustment
April 17, 2025
6:00 p.m.**

1. Call to Order

The April 17, 2025, Pea Ridge Planning Commission Special Meeting was called to order by Vice Chairperson Dr. Karen Sherman.

2. Roll Call

Roll:

Chairperson Michael Wilhelm	Absent (later joined the meeting)
Vice Chairperson Dr. Karen Sherman	Present
Commissioner Carolyne Wendel	Absent
Commissioner Juan Arriola	Present
Commissioner Shelia Wilkerson	Present
Commissioner Sean Rooney	Present
Commissioner Adam Stokes	Present

3. Announcements

Mr. Keegan Stanton gave a review of City Council actions from their previous meeting.

Election of Chair Pro Tempore

Vice Chairperson Dr. Sherman stated that, given her recusal on the item at this meeting and the absence of the Chairperson, the commission will elect a Chair Pro Tempore.

Commissioner Wilkerson moved, seconded by Commissioner Rooney, to appoint Commissioner Stokes as Chair Pro Tempore for tonight's meeting.

Votes:

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

The motion to appoint Commissioner Stokes as Chair Pro Tempore passed 5 in favor, 2 absent.

4. Old Business

Walk the Dog Land Trust - Rezone

West of Dove Road & Gaines Street Intersection
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and exited the chambers.

Will Kellstrom, Watkins, Boyer, Gray, and Curry PLLC, stood to represent the item. Mr. Kellstrom clarified that the Walk the Dog property and the Sherman property that was rezoned at the previous meeting were connected, and both considered by the same buyer under contract as one chunk of property. Mr. Kellstrom discussed the purpose of the Future Land Use Map. He also discussed that concerns stated last time regarding traffic and buffering are reviewed in more detail at the Large Scale Development stage. Mr.

Kellstrom discussed existing city code that requires or pertains to buffering. He also discussed the likelihood of off-site infrastructure improvements given the size of the property.

Commissioner Rooney asked what is considered side and rear setback.

Mr. Stanton stated that will likely be determined once a site plan is submitted. Because the property, collectively, has frontage on two roads, the site layout may determine what frontage is considered the front and which is the street side.

Chairperson Michael Wilhelm joined the meeting.

Commissioner Stokes retained his position as Chair Pro Tempore for the remainder of the meeting.

Commissioner Stokes asked if there was a reason that this site needed to be chosen as opposed to other commercial property in Pea Ridge.

Mr. Kellstrom stated there were several factors, including that it was a large tract, a significant portion was flat, was at the entrance to Pea Ridge, and was for sale, among other considerations.

Commissioner Wilkerson asked about screening, which will come at the Large Scale.

Mr. Stanton stated that Planning Commission will get to review and analyze the proposed screening, and invite public comment if desired. They can determine the adequacy of the proposed screening.

Chairperson Wilhelm stated that significant buffer zones can be built into places like this to be able to have commercial adjacent to residential.

Commissioner Rooney moved, seconded by Chairperson Wilhelm, to approve the rezoning request of Walk the Dog Land Trust from A, Agriculture to C-2, General Commercial, given the further diligence that has been allowed, the buffer zone restrictions in the code, and the setbacks that are included in the code.

Votes:

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

The motion to table passed 5 in favor, 1 recusal, and 1 absent.

9. Adjourn

Chairperson Wilhelm moved to adjourn.
Commissioner Stokes seconded the motion.

All in favor.

The motion to adjourn passed unanimously.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Michael Wilhelm
Chairperson





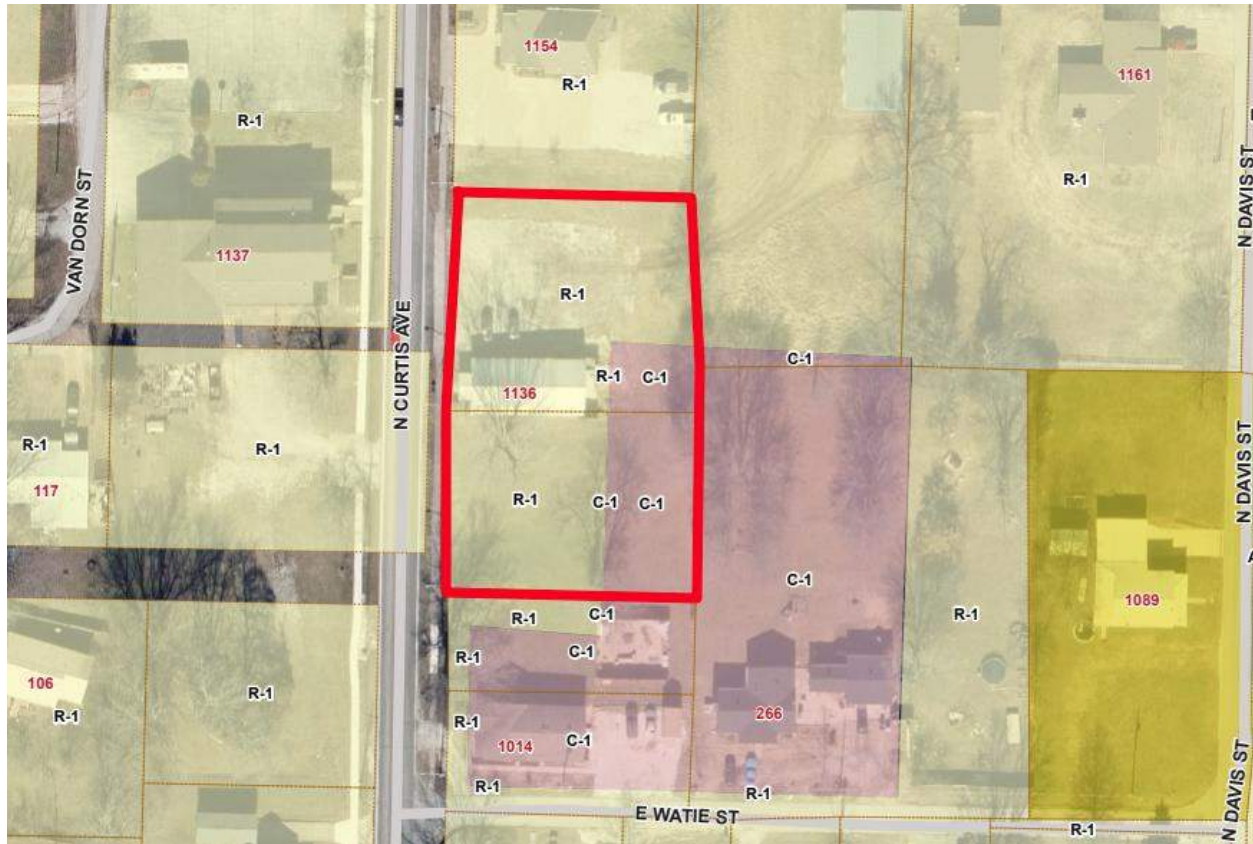
STAFF REPORT

West Rezone

Location:	1136 North Curtis Avenue
Current Zoning:	R-1, Low Density Residential; C-1, Neighborhood Commercial
Land Use Designation:	Curtis Avenue Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Aaron West/Jason Dixon
Property size:	+/- 0.61 acres

Request: Aaron West/Jason Dixon are requesting to rezone their property from R-1, Low Density Residential to C-2, General Commercial.

Vicinity Map (illustrative only):



Property Description

The subject property is located at 1136 North Curtis Avenue, being parcel numbers 13-00271-000 and 13-00283-001. The property is presently zoned predominately R-1, Low Density Residential, but also with a portion of the southeast corner being C-1, Neighborhood Commercial with a future land use designation of Curtis Avenue Corridor. Adjacent zoning districts include R-1, Low Density Residential to the north, west, south, and northeast and C-1, Neighborhood Commercial to the southeast and south. Adjacent land use designations include Curtis Avenue Corridor to the west, north, and south and Walkable Neighborhood to the east. The property is presently occupied by a commercial business. This property has direct access to Curtis Avenue.

Relationship to the Comprehensive Land Use Plan

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

1. Grouping commercial services to provide economical operation of businesses and be convenient to the community.
2. Providing accessible, convenient, and attractive business locations.
3. Appropriate mixing of commercial development.
4. Placing commercial development in the old downtown area.

This request is consistent with the Future Land Use Map, which designates this property as Curtis Avenue Corridor.

Analysis & Recommendation

This request meets several of the recommendations of the Comprehensive Land Use Plan. The Curtis Avenue Corridor is intended to supply the adjoining neighborhoods with a mix of commercial, institutional, and residential uses.

The Curtis Avenue Corridor is an existing mix of land uses and is likely to see a transition over time as infill development occurs, particularly with the adoption of the new Future Land Use Map. Existing commercial zoning exists in the immediate vicinity of the subject property in C-1 zoning, and C-2 zoning is found only a couple blocks both north and south.

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-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.

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 collector or arterial street locations, or other carefully selected areas. Buildings should be of residential character if practicable regarding outward appearance.

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:

Curtis Avenue Corridor (CC): This corridor includes a mix of commercial, institutional, and residential uses. This corridor is less intense, and the scale is smaller than the larger Slack and Lee Town Corridor. There is infill potential for this corridor, and structures will be placed closer to the street, with smaller front setbacks and limited parking in the front of the buildings. Residential uses along this corridor are primarily single-family in nature. As infill occurs, this corridor may add low density multi-unit development or single-family attached (townhomes) limited in height and building footprint to complement the existing corridor character. Enhanced bicycle and pedestrian infrastructure will be a critical component of this corridor.



STAFF REPORT

PRC 3 Lot 11 Commercial Large Scale Development

Location:	Southwest Corner of Slack Street & Ryan Road
Current Zoning:	C-3, General Commercial (prior to conversion)
Land Use Designation:	Slack Street & Lee Town Corridor
Owner/Applicant:	PRC 3, LLC/Crafton Tull

Vicinity Map (illustrative only):



Property Description

The subject property is located at the Southwest corner of Slack Street and Ryan Road, being parcel number 13-03563-002. The property is presently zoned C-3, General Commercial (prior to conversion) with a future land use designation of Slack Street & Lee Town Corridor. Adjacent zoning districts include C-3, General Commercial (prior to conversion) to the east, west, north and south, and R-3, Multi-family Residential to the southeast. Adjacent land use designations include Slack & Lee Town Corridor in all directions. The property is presently undeveloped, and has direct access to Slack Street and Ryan Road.

Project Description

The applicant is proposing a Large Scale Development that consists of a single building intended to have several individual units. The building is centrally located on the site with parking on three sides. The dumpster enclosure is located in the rear. The site has direct access to Ryan Road with a curb cut south, away from the intersection. Sidewalks are proposed per city standards. Drainage is handled via a detention system on the south side that services the larger development. A crosswalk has been proposed further south, past the curb cut as there were conflicts in locating it at the intersection of Slack and Ryan. Landscaping is provided, primarily clustered along Ryan Road to avoid utility and ArDOT conflicts.

Variances

There are no variances requested with this LSD.

Analysis & Recommendation

The proposed development meets the requirements of the Zoning Ordinance and Building Regulations of the City of Pea Ridge; therefore, staff recommends approval of this LSD, with the following contingency:

1. Increase 2-way aisle near dumpsters to 24' in width.

Supplemental Information

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

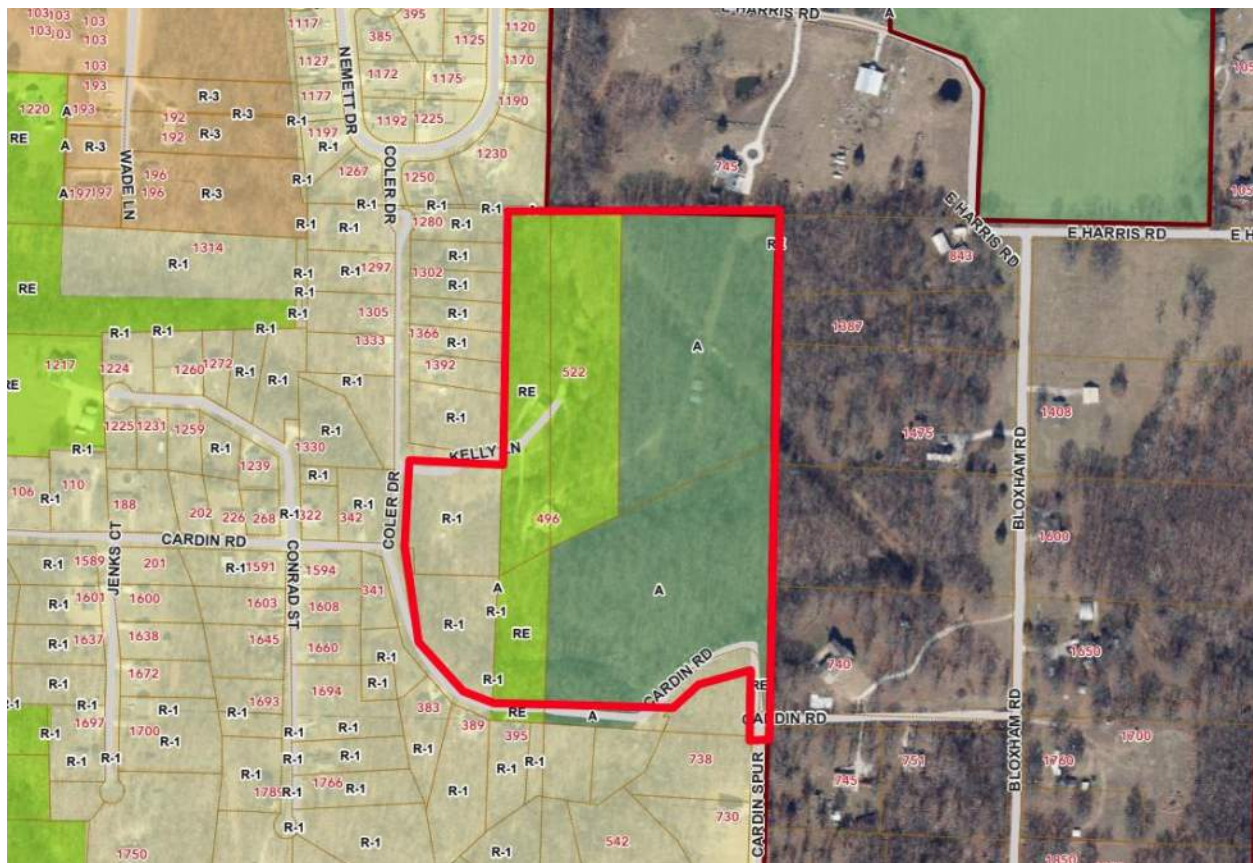


STAFF REPORT

White Subdivision – Minor Subdivision

Location:	496, 522, & 539 Kelly Lane
Current Zoning:	R-1, Low Density Residential
Land Use Designation:	Residential Subdivision & Residential Estate
Owner/Applicant:	William & Terisa White/Briana Higby

Vicinity Map (illustrative only):



*Note: zoning map has not yet been updated following recent rezoning to R-1.

Property Description

The subject property is located at 496, 522, & 539 Kelly Lane, being a parcel numbers 13-00548-000, 13-00648-001, 13-00014-002, 13-00014-001, 13-00014-006, 13-00014-011, and 13-00014-008. The property is presently zoned R-1, Low Density Residential with a future land use designation

of Residential Subdivision & Residential Estate. Adjacent zoning districts include R-1, Low Density Residential to the west, northwest, and south, and unincorporated Benton County to the east and north. Adjacent land use designations include Residential Subdivision to the northwest, west, and south; and Residential Estate to the north, east, and southeast. The property has direct access to Kelly Lane, Cardin Road, and Coler Drive.

Project Description

The applicant is proposing a Minor Subdivision for White Subdivision that consists of 3 total lots. The subdivision has primary access from Coler Drive. An access easement has been platted to incorporate the existing location of the shared driveway. Each lot has adequate width and frontage for the R-1 zoning district.

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 Minor Subdivision.

Supplemental Information

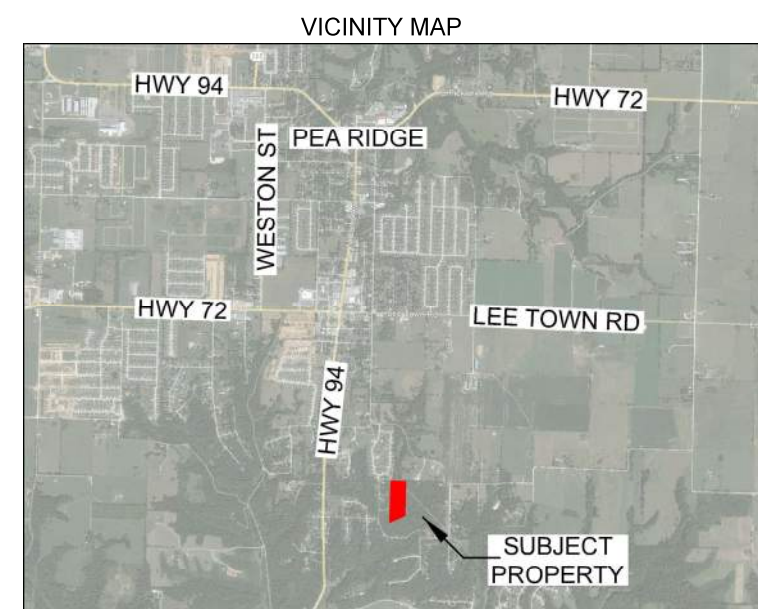
MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
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

WHITE SUBDIVISION, LOTS 1 - 3

(BEING A PART OF THE SW 1/4 SW 1/4, OF SECTION 06, T-20-N, R-29-W, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS)

BASIS OF BEARING:
STATE PLANE GRID NORTH



PROPOSED ACCESS EASEMENT #3 DESCRIPTION: A 15.00 FEET WIDE EASEMENT CROSSING A PART OF THE SW 1/4 SW 1/4 OF SECTION 06, T-20-N, R-29-W, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180):

COMMENCING AT A FOUND SET STONE FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE N 86°42'47" W 582.08 FEET TO A SET IRON PIN, THENCE S 02°58'48" W 375.65 FEET TO A POINT, THENCE S 14°32'34" W 90.69 FEET TO A POINT, THENCE S 16°52'53" E 62.89 FEET TO A POINT, THENCE S 08°53'45" E 193.19 FEET TO A POINT, THENCE S 29°12'32" E 18.14 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING GRAVEL DRIVEWAY FOR THE TRUE POINT OF BEGINNING OF THIS EASEMENT, THENCE 7.5 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE CENTERLINE OF THE EXISTING GRAVEL DRIVEWAY, THROUGH THE FOLLOWING COURSES: ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 43.68 FEET, A RADIUS OF 316.51 FEET, AND A CHORD BEARING AND DISTANCE OF S 55°28'23" W 43.64 FEET TO A POINT, THENCE S 64°34'44" W 29.52 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 35.50 FEET, A RADIUS OF 73.61 FEET, AND A CHORD BEARING AND DISTANCE OF S 70°09'06" W 35.16 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 35.16 FEET, A RADIUS OF 125.25 FEET, AND A CHORD BEARING AND DISTANCE OF S 45°38'28" W 35.04 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 20.54 FEET, A RADIUS OF 87.12 FEET, AND A CHORD BEARING AND DISTANCE OF S 28°27'24" W 20.50 FEET TO A POINT, ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 22.74 FEET, A RADIUS OF 129.35 FEET, AND A CHORD BEARING AND DISTANCE OF S 21°11'03" W 22.71 FEET TO A POINT, ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 23.26 FEET, A RADIUS OF 24.26 FEET, AND A CHORD BEARING AND DISTANCE OF S 63°23'17" W 23.28 FEET TO A POINT, ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 12.28 FEET, A RADIUS OF 10.31 FEET, AND A CHORD BEARING AND DISTANCE OF N 51°07'08" W 11.57 FEET TO A POINT, N 08°25'12" W 14.12 FEET TO A POINT, N 11°50'19" E 19.28 FEET TO A POINT, AND N 14°55'42" E 22.23 FEET TO A POINT ON THE SOUTH LINE OF THE ABOVE DESCRIBED 3.79 ACRE TRACT FOR THE POINT OF TERMINUS OF THIS EASEMENT, SIDELINES OF THIS EASEMENT TERMINATE NORTH AT THE SOUTH LINE OF SAID 3.79 ACRE TRACT, AND TO THE EAST AT THE WEST LINE OF SAID 19.97 ACRE TRACT. THIS EASEMENT COVERS APPROXIMATELY 0.09 ACRES.

PROPOSED ACCESS EASEMENT #4 DESCRIPTION: A 15.00 FEET WIDE EASEMENT CROSSING A PART OF LOT 15, BLOCK 2, DOGWOOD ADDITION, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180):

COMMENCING AT A FOUND SET STONE FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE N 86°42'47" W 582.08 FEET TO A SET IRON PIN, THENCE CONTINUING N 86°42'47" W 155.00 FEET TO A FOUND IRON PIN FOR THE NW CORNER OF THE ABOVE DESCRIBED 3.79 ACRE TRACT, THENCE ALONG THE WEST LINE THEREOF S 02°58'48" W 866.79 FEET TO A FOUND IRON PIN FOR THE NE CORNER OF LOT 15, BLOCK 2, DOGWOOD ADDITION, THENCE ALONG THE NORTH LINE THEREOF S 86°21'17" W 74.06 FEET TO A POINT ON THE CENTERLINE OF KELLY LANE FOR THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS EASEMENT, THENCE 7.5 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE CENTERLINE OF KELLY LANE, THROUGH THE FOLLOWING COURSES: S 55°35'06" W 31.27 FEET TO A POINT, THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 51.69 FEET, A RADIUS OF 130.57 FEET, AND A CHORD BEARING AND DISTANCE OF S 89°27'58" W 51.36 FEET TO A POINT, THENCE N 84°23'28" W 40.24 FEET TO A POINT, THENCE N 72°06'42" W 44.17 FEET TO A POINT, AND N 86°30'16" W 21.52 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COLER DRIVE FOR THE POINT OF TERMINUS OF THIS EASEMENT, SIDELINES OF THIS EASEMENT TERMINATE TO THE NORTH AT THE NORTH LINE OF SAID LOT 15, AND TO THE WEST AT THE EASTERLY RIGHT OF WAY LINE OF COLER DRIVE. THIS EASEMENT COVERS APPROXIMATELY 0.07 ACRES.

FLOOD STATEMENT: THE DESCRIBED PROPERTY LIES IN FLOOD ZONE "X" OF THE FIRM MAP #050070115K, EFFECTIVE ON 06-05-2012, AS PER FEMA.

LINE	BEARING	DISTANCE
L1	S 02°58'48" W	375.65'
L2	S 14°32'34" W	90.69'
L3	S 16°52'53" E	62.89'
L4	S 08°53'45" E	193.19'
L5	S 29°12'32" E	18.14'
L6	S 60°47'28" W	200.71'
L7	S 85°52'23" W	104.61'
L8	N 71°11'49" W	272.51'
L9	S 07°33'41" W	40.38'
L10	S 12°45'07" E	192.80'
L11	S 12°45'07" E	70.00'
L12	S 39°16'07" E	40.00'
L13	S 39°16'07" E	147.30'
L14	S 65°50'19" E	91.84'
L15	N 48°32'31" E	142.72'
L16	N 57°14'19" E	43.99'
L17	N 67°09'02" E	46.91'
L18	N 72°27'22" E	64.69'
L19	S 01°17'51" E	52.99'
L20	S 03°25'36" W	80.83'
L21	S 87°33'28" E	23.47'
L22	S 62°55'28" W	169.88'
L23	N 14°55'42" E	17.95'
L24	N 13°06'06" E	13.45'
L25	N 07°26'04" E	29.40'
L26	N 01°15'05" E	30.10'
L27	N 03°16'20" W	33.80'
L28	N 82°57'53" W	32.06'
L29	S 29°12'32" E	18.14'
L30	S 64°34'44" W	29.52'
L31	N 08°25'12" W	14.12'
L32	N 11°50'19" E	19.28'
L33	N 14°55'42" E	22.23'
L34	S 16°52'53" E	52.83'
L35	S 31°06'18" W	26.52'
L36	S 44°50'04" W	48.26'
L37	S 47°33'12" W	49.09'
L38	S 45°09'29" W	60.32'
L39	N 86°42'47" W	165.00'
L40	S 86°21'17" W	74.06'
L41	S 55°35'06" W	31.27'
L42	N 84°23'28" W	40.24'
L43	N 72°06'42" W	44.17'
L44	N 86°30'16" W	21.52'
L45	S 62°55'28" W	240.25'
L46	N 71°11'49" W	264.04'
L47	N 07°33'41" E	57.14'
L48	N 01°25'35" E	43.04'
L49	S 79°11'52" E	135.17'
L50	N 86°21'17" E	117.51'
L51	N 07°33'41" E	101.96'

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:

CHAIRMAN, PEA RIDGE PLANNING COMMISSION

I, W/E, 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 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 PLANTS) 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 "U/E" 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 THE DESIGNATED PUBLIC EASEMENTS.

PRINTED NAME/COMPANY

OWNER SIGNATURE AND TITLE

DATE

STATE OF ARKANSAS
COUNTY OF BENTON

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2025.

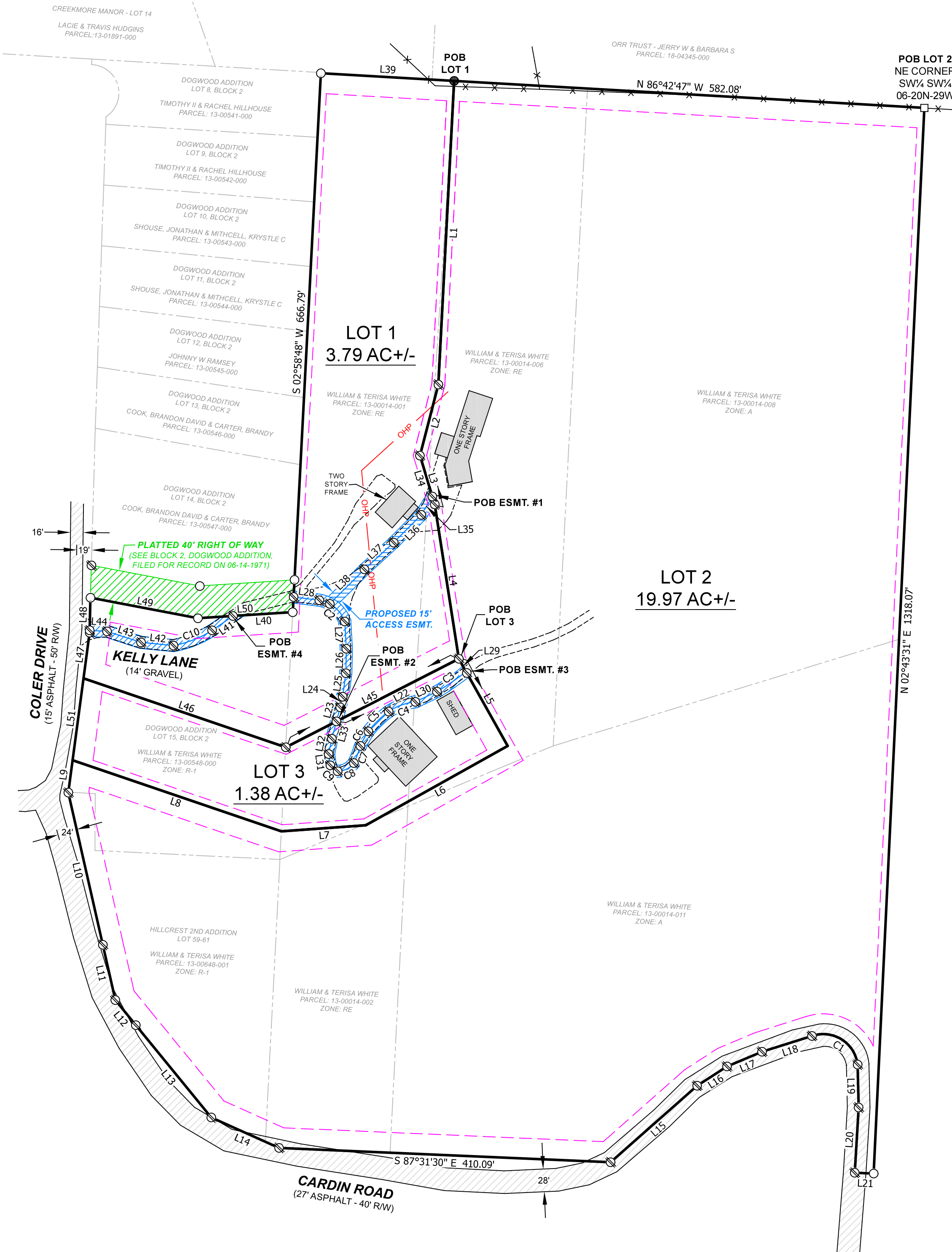
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

I, JAMES E. HIGBY, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.

DATE OF EXECUTION: 04-01-2025

REGISTERED LAND SURVEYOR
STATE OF ARKANSAS REGISTRATION NO: 1364

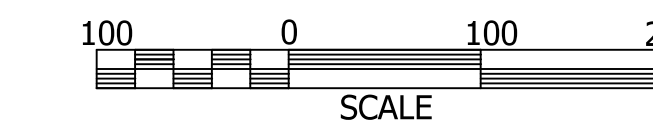


**ZONE: LOW DENSITY RESIDENTIAL (R-1)
MINIMUM DIMENSION REQUIREMENTS**

LOT SIZE	12,000 SQ. FT.
SINGLE FAMILY	NP
DUPLEX/TIRPLEX/FOURPLEX	NP
NONRESIDENTIAL USES	1/2 AC
MULTI-FAMILY	NP
LOT WIDTH	100'

FRONT SETBACK	25'
SIDE SETBACK	8'
STREET SIDE SETBACK	25'
REAR SETBACK	25'

*NP = NOT PERMITTED



SURVEY CERTIFICATION: THE SUBJECT PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN ACCORDANCE WITH THE ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS. THIS SURVEY PLAT IS THE INTELLECTUAL PROPERTY OF CORNERSTONE LAND SURVEYING AND CAN BE USED IN ITS ENTIRETY BY THE CLIENT SHOWN, OR THEIR REPRESENTATIVES, WITHIN 90 DAYS OF THIS DATE.

JAMES E. HIGBY, PS, 1364 DATE: 04-01-2025



PARENT TRACT DESCRIPTION: A PART OF LOT 15, BLOCK 2, DOGWOOD ADDITION, LOTS 59, 60, & 61, HILLCREST 2ND ADDITION, AND A PART OF THE SW 1/4 SW 1/4 OF SECTION 06, T-20-N, R-29-W, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180):

BEGINNING AT A FOUND SET STONE FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE ALONG THE NORTH LINE THEREOF N 86°42'47" W 582.08 FEET TO A POINT, THENCE N 86°42'47" W 165.00 FEET TO A FOUND IRON PIN FOR THE NE CORNER OF LOT 8, BLOCK 2, DOGWOOD ADDITION, THENCE ALONG THE EAST LINE OF SAID DOGWOOD ADDITION S 02°58'48" W 866.79 FEET TO A FOUND IRON PIN FOR THE SE CORNER OF THE PLATTED 40 FEET WIDE RIGHT OF WAY LINE FOR KELLY LANE, AND THE NE CORNER OF LOT 15, OF SAID BLOCK 2, OF DOGWOOD ADDITION, THENCE ALONG THE NORTH LINE OF SAID LOT 15 S 86°21'17" W 117.51 FEET TO A FOUND IRON PIN, AND N 79°11'52" W 135.17 FEET TO A FOUND IRON PIN ON THE EASTERLY RIGHT OF WAY LINE OF COLER DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 01°25'35" W 43.04 FEET TO A POINT, S 07°33'41" W 57.14 FEET TO A POINT, S 07°33'41" W 101.86 FEET TO A POINT, S 07°33'41" W 40.38 FEET TO A POINT, AND S 12°45'07" E 192.80 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GARDIN ROAD, THENCE ALONG SAID RIGHT OF WAY LINE THROUGH THE FOLLOWING COURSES: S 12°45'07" E 70.00 FEET TO A POINT, S 39°16'07" E 40.00 FEET TO A POINT, S 39°16'07" E 147.30 FEET TO A POINT, AND S 65°50'19" E 91.84 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4 SW 1/4, THENCE ALONG THE SOUTH LINE THEREOF S 87°31'30" E 410.09 FEET TO A POINT ON THE CENTERLINE OF GARDIN ROAD, THENCE ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES: N 48°32'31" E 142.72 FEET TO A POINT, N 57°14'19" E 43.99 FEET TO A POINT, N 67°09'02" E 46.91 FEET TO A POINT, N 72°27'22" E 64.69 FEET TO A POINT, S 57°57'09" E 66.62 FEET TO A POINT, S 01°17'51" E 52.99 FEET TO A POINT, AND S 03°25'36" W 80.83 FEET TO A POINT, THENCE LEAVING SAID CENTERLINE S 87°33'28" E 23.47 FEET TO A POINT, THENCE N 02°43'31" E 1318.07 FEET TO THE POINT OF BEGINNING, CONTAINING 25.17 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 1 SURVEY DESCRIPTION: LOT 1, WHITE SUBDIVISION, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180), CONTAINING 3.79 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 2 SURVEY DESCRIPTION: LOT 2, WHITE SUBDIVISION, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180), CONTAINING 19.97 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

LOT 3 SURVEY DESCRIPTION: LOT 3, WHITE SUBDIVISION, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180), CONTAINING 1.38 ACRES MORE OR LESS, SUBJECT TO ANY EASEMENTS OR RIGHTS OF WAY OF RECORD.

PROPOSED ACCESS EASEMENT #1 DESCRIPTION: A 15.00 FEET WIDE EASEMENT CROSSING A PART OF THE SW 1/4 SW 1/4 OF SECTION 06, T-20-N, R-29-W, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180):

COMMENCING AT A FOUND SET STONE FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE ALONG THE NORTH LINE THEREOF N 86°42'47" W 582.08 FEET TO A SET IRON PIN, THENCE S 02°58'48" W 375.65 FEET TO A POINT, THENCE S 14°32'34" W 90.69 FEET TO A POINT, THENCE S 16°52'53" E 62.83 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING GRAVEL DRIVEWAY FOR THE TRUE POINT OF BEGINNING OF THE CENTERLINE OF THIS EASEMENT, THENCE 7.5 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE CENTERLINE OF THE DRIVEWAY, THROUGH THE FOLLOWING COURSES: S 31°06'18" W 26.52 FEET TO A POINT, S 44°50'04" W 48.26 FEET TO A POINT, S 47°33'12" W 49.09 FEET TO A POINT, AND S 45°09'29" W 60.32 FEET TO A POINT AT THE INTERSECTION OF THE GRAVEL DRIVEWAYS, FOR THE POINT OF TERMINUS OF THE CENTERLINE OF THIS EASEMENT, SIDELINES OF THIS EASEMENT TERMINATE TO THE NORTHEAST AT THE WEST LINE OF THE ABOVE DESCRIBED 19.97 ACRE TRACT, AND TO THE SOUTHWEST AT THE CENTERLINE OF THE GRAVEL DRIVEWAY. THIS EASEMENT COVERS APPROXIMATELY 0.06 ACRES.

PROPOSED ACCESS EASEMENT #2 DESCRIPTION: A 15.00 FEET WIDE EASEMENT CROSSING A PART OF THE SW 1/4 SW 1/4 OF SECTION 06, T-20-N, R-29-W, IN THE CITY OF PEA RIDGE, IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THIS SURVEY PLAT (SURVEYED BY CORNERSTONE SURVEYING FOR TERISA WHITE & CODY & CHRISTIE REGAN, ON 04-01-2025, JOB# 24-1180):

COMMENCING AT A FOUND SET STONE FOR THE NE CORNER OF SAID SW 1/4 SW 1/4, THENCE ALONG THE NORTH LINE THEREOF N 86°42'47" W 582.08 FEET TO A SET IRON PIN, THENCE S 02°58'48" W 375.65 FEET TO A POINT, THENCE S 14°32'34" W 90.69 FEET TO A POINT, THENCE S 16°52'53" E 62.89 FEET TO A POINT, THENCE S 08°53'45" E 193.19 FEET TO A POINT, THENCE S 29°12'32" E 18.14 FEET TO A POINT ON THE CENTERLINE OF THE EXISTING GRAVEL DRIVEWAY FOR THE TRUE POINT OF BEGINNING OF THIS EASEMENT, THENCE 7.5 FEET ALONG EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE, WHICH FOLLOWS THE CENTERLINE OF SAID DRIVEWAY, THROUGH THE FOLLOWING COURSES: N 14°55'42" E 17.95 FEET TO A POINT, N 13°06'06" E 13.45 FEET TO A POINT, N 07°26'04" E 29.40 FEET TO A POINT, N 01°15'05" E 30.10 FEET TO A POINT, N 03°16'20" W 33.80 FEET TO A POINT, ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 42.94 FEET, A RADIUS OF 40.12 FEET, AND A CHORD BEARING AND DISTANCE OF N 50°04'17" W 40.92 FEET TO A POINT, AND N 82°57'53" W 32.06 FEET TO A POINT ON THE EAST LINE OF THE PLATTED 40' RIGHT OF WAY FOR THE POINT OF TERMINUS OF THIS EASEMENT, SIDELINES OF THIS EASEMENT TERMINATE TO THE SOUTH AT THE NORTH LINE OF THE ABOVE DESCRIBED 1.38 ACRE TRACT, AND TO THE WEST AT THE EAST LINE OF THE PLATTED 40' RIGHT OF WAY. THIS EASEMENT COVERS APPROXIMATELY 0.07 ACRES.

NOTE: ALL SETBACKS ARE DESIGNATED DRAINAGE AND UTILITY EASEMENTS.

TITLE RESEARCH NOTE: IN ADDITION TO THE INITIAL DOCUMENTS RECEIVED BY THE CLIENT, OR THEIR REPRESENTATIVE, ONLY LIMITED DEED RESEARCH WAS PERFORMED BY THIS COMPANY DURING THIS SURVEY. THEREFORE, PLEASE HAVE A REPUTABLE TITLE COMPANY CONFIRM THE SURVEYED PROPERTY AND THE ACRAGE SHOWN.

EASEMENTS: EASEMENTS OR RIGHTS OF WAY COULD EXIST THAT AFFECT THE INTENDED USE OF THIS PROPERTY. TO PROTECT YOUR INTEREST, YOU CAN CALL ARKANSAS ONE CALL TO HAVE ALL UTILITIES MARKED ON THE GROUND. YOU CAN CONTACT THE TITLE COMPANY FOR ANY EASEMENTS OF RECORD, OR YOU CAN UPGRADE THIS SURVEY TO AN A.L.T.A. LAND TITLE SURVEY. THIS ALLOWS US TO COORDINATE WITH THE TITLE COMPANY AND ARKANSAS ONE CALL, AND THEN SUBSEQUENTLY PLOT ANY RELEVANT EASEMENTS ON THE SURVEY PLAT FOR YOUR REVIEW.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	42.92'	76.26'	66.62'	S 57°57'09" E
C2	40.12'	42.94'	40.92'	N 50°04'17" W
C3	316.51'	43.68'	43.64'	S 55°28'23" W
C4	73.61'	35.50'	35.16'	S 70°09'06" W
C5	125.25'	35.16'	35.04'	S 45°38'28" W
C6	97.12'	20.54'	20.50'	S 28°27'24" W
C7	129.35'	22.74'	22.71'	S 21°11'03" W
C8	24.26'	23.26'	22.28'	S 63°23'17" W
C9	10.31'	12.28'	11.57'	N 51°07'06" W
C10	130.57'	51.69'	51.36'	S 68°27'58" W

CORNERSTONE SURVEYING

3501 S. Gary Street, Fort Smith, Arkansas 72903 479.763.1414 www.cornerstone-surveying.com

DATE: 04-01-2025 DRAWN BY: B.HIGBY

SCALE: 1"= 100' JOB#: 24-1180

STATE CODE: 500-20N-29W-0-06-330-04-1364

CLIENT: TERISA WHITE AND CODY AND CHRISTIE REGAN

○ FOUND IRON PIN	✖ FOR. SERV. MONUMENT	⚡ COMPUTED POINT	H/W/E HIGH VOLTAGE A/E	⊕ WATER METER
○ FOUND IRON PIPE	⊠ CORP MARKER	⊠ SET POST ON LINE	R/W RIGHT OF WAY	⊕ WATER VALVE
△ FOUND IRON SPIKE	⊠ FND. ALUM. CAP OR MON.	⊠ POINT OF BEGINNING	— G — UNDERGROUND GAS LINE	⊕ WATER LINE
○ FOUND SET STONE	⊠ FENCE CORNER POST	⊠ ORIGINAL LOT LINES	U/P UNDERGROUND PHONE	⊕ GAS METER
⊠ R/W MARKER	⊠ SET 1/2" REBAR	⊠ UGE UNDERGROUND ELEC.	⊕ SANITARY SEWER	⊕ FIRE HYDRANT
⊠ FOUND "T" POST	⊠ SET 2" CAP-1/2" REBAR	— RECORD DISTANCE	⊕ U/E UTILITIES ESMT.	
⊠ FOUND R.R. SPIKE	⊠ SET R.R. SPIKE	⊠ OVERHEAD POWER		

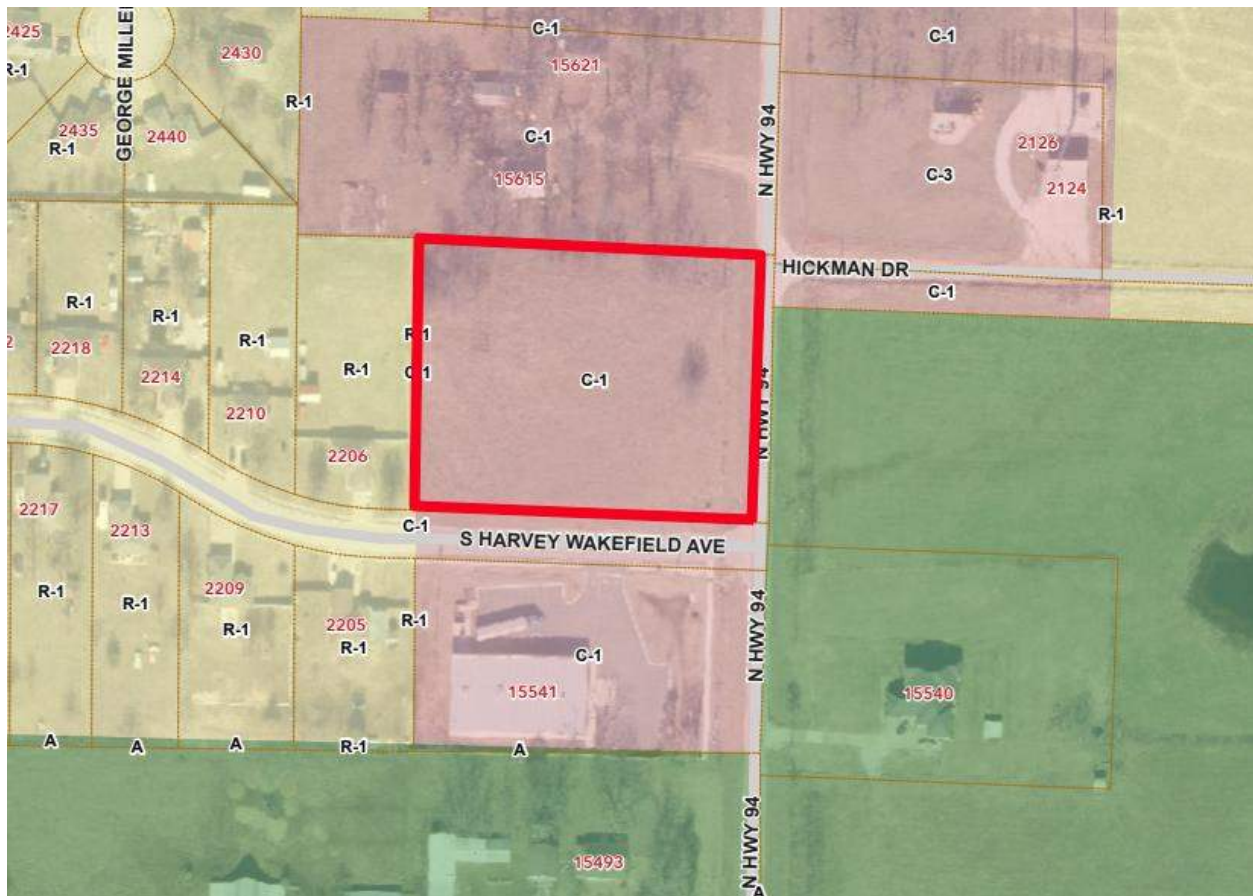


STAFF REPORT

Bible Way Baptist Church Large Scale Development

Location:	Northwest Corner of S. Harvey Wakefield Ave. and N. Highway 94
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	Mixed Use Commercial
Owner/Applicant:	Park Street Baptist Church/Bates & Associates

Vicinity Map (illustrative only):



Property Description

The subject property is located at the Northwest corner of S. Harvey Wakefield Ave. and N. Highway 94, being parcel number 13-01051-000. The property is presently zoned C-1, Neighborhood Commercial, with a future land use designation of Mixed Use Commercial. Adjacent zoning districts include C-1, Neighborhood Commercial to the north, northeast, and south; R-1, Low Density Residential to the west, and A, Agriculture to the east. Adjacent land use designations include Mixed

Use Commercial to the north, south, and east; and Residential Subdivision to the west. The property is presently undeveloped, and has direct access to both Harvey Wakefield and Highway 94.

Project Description

The applicant is proposing a Large Scale Development that consists of a single building intended for religious use. The building located at the north side of the site, with parking between the building and Harvey Wakefield. The site has direct access to Harvey Wakefield with a curb cut central to the frontage, away from the intersection. Sidewalks are proposed per city standards. Drainage is handled via a detention system at the southeast corner of the site. Landscaping is provided, and avoids utility and ArDOT conflicts. 25 parking spaces are required per code, with 55 spaces being provided.

VariANCES

There are no variances requested with this LSD.

Analysis & Recommendation

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

Supplemental Information

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

BIBLE WAY BAPTIST CHURCH

PEA RIDGE, AR

CITY OF PEA RIDGE CONTACT INFORMATION

COX CABLE 479-273-5644
 AT&T 888-944-0447
 BLACK HILLS ENERGY, FAYETTEVILLE 800-563-0012
 PEA RIDGE STREET DEPARTMENT 479-451-8654
 PEA RIDGE WATER/SEWER DEPARTMENT 479-451-8800
 479-451-1109
 CARROLL ELECTRIC 800-432-9720
 SWEPCO ELECTRIC 888-216-3523
 PEA RIDGE MAYOR'S OFFICE 479-451-1100

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE STORMWATER POLLUTION PREVENTION PLAN.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR SHALL ADJUST AND/OR NEATLY CUT EXISTING PAVEMENT TO ASSURE A SMOOTH FIT AND TRANSITION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- THE CONSTRUCTION AND INSTALLATION OF WATER AND SANITARY SEWER UTILITIES SHALL BE IN COMPLIANCE WITH THE CITY OF PEA RIDGE'S WATER AND SEWER SPECIFICATIONS, PROCEDURES AND DETAILS (REV. 07/2015).
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF PEA RIDGE'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.



VICINITY MAP
 N.T.S. NORTH

LARGE SCALE DEVELOPMENT

FLOOD CERTIFICATION:
 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE 'A' OR 'AE' AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0085J. DATED 09/28/2007)

SURVEYOR NOTES:
 1. WETLANDS MAPPERS WAS DOWN AT THE TIME OF PROCESSING THE SURVEY DATA. 1/22/25

BUILDING SETBACKS (C-1)

RESIDENTIAL:
 FRONT 25FT
 SIDE 25FT (EXTERIOR)
 SIDE 10FT (INTERIOR)
 REAR 25FT
NON-RESIDENTIAL:
 FRONT 25FT
 SIDE 25FT (EXTERIOR)
 SIDE 10FT (INTERIOR)
 REAR 20FT

REFERENCE DOCUMENTS:

- FINAL PLAT OF GIVEN'S PLACE FILED IN BOOK 23L AT PAGE 18
- PLAT OF SURVEY FILED IN BOOK L2021 AT PAGE 79538
- PLAT OF SURVEY FILED IN BOOK 29 AT PAGE 227
- PLAT OF SURVEY FILED IN BOOK L2024 AT PAGE 52533
- PLAT OF SURVEY FILED IN BOOK L2020 AT PAGE 45318
- PLAT OF SURVEY FILED IN BOOK L2023 AT PAGE 23181
- PLAT OF SURVEY FILED IN BOOK L2018 AT PAGE 23945
- WARRANTY DEED FILED IN BOOK L2022 AT PAGE 74483
- AHTD R/W PLANS FOR STATE HIGHWAY #94, JOB #9439

BASIS OF ELEVATION:
 ON-SITE NETWORK GPS OBSERVATION
 NAVD88 VERTICAL DATUM

BASIS OF BEARING:
 GPS OBSERVATION-AR NORTH ZONE
 NAD83(2011) HORIZONTAL DATUM

PROPERTY ZONED:
 C-1

INDEX OF DRAWINGS

C01 COVER SHEET
 SU01 BOUNDARY SURVEY + DEMO
 SP01 SITE PLAN
 UT01 UTILITY PLAN
 GP01 GRADING + EROSION CONTROL PLAN
 LP01 LANDSCAPE PLAN
 DT01-DT05 SITE DETAILS

PARCEL NUMBER: 13-01051-000
 PROJECT SITE ADDRESS: N AR HWY 94
 PEA RIDGE, AR 72758
 ZONING CLASSIFICATION: C-1
 PROPOSED USE: CHURCH
 TOTAL SITE AREA: 2.35 ACRES +/-
 OWNER/DEVELOPER: PARK STREET BAPTIST CHURCH
 MARK ROUGHTON
 MARKARROUGHTON50@GMAIL.COM
 PO BOX 495
 BENTONVILLE, AR 72712
 ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
 7230 S. PLEASANT RIDGE DR.
 FAYETTEVILLE, AR 72703
 PHONE: (479) 442-9350

PROPOSED	EXISTING	DESCRIPTION
AE		ACCESS EASEMENT
		ASPHALT
		BUILDING
		CANOPY
		CENTERLINE
		CONCRETE
1318	1320	CONTOURS (DX)
1318	1320	CONTOURS (INT)
		CURB & GUTTER
DE		DRAINAGE EASEMENT
UE		EASEMENT (UTILITY)
UGE	UGE	ELECTRIC (UNDERGROUND)
OHE	OHE	ELECTRIC (OVERHEAD)
//	X	FENCE
	FO	FIBER OPTIC
		FIRE STRIPING
		FLOWLINE
FM	FM	FORCEMAIN
GAS	GAS	GAS MAIN
		GRAVEL
		GREENSPACE
LB		LANDSCAPE BUFFER
		LIGHT
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
R/W	R/W	RIGHT OF WAY
		SANITARY SEWER MH
SSV	SSV	SERVICE - SEWER
WS	WS	SERVICE - WATER
	SS	SEWER
		SIDEWALK
		SIGN
SF		SILT FENCE
		STORM BOX
		STORM PIPE
		TRUNCATED DOME
	W	WATER
		WETLANDS

CERTIFICATE OF SURVEY ACCURACY
 I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE SHOWN CORRECTLY.
 DATE OF EXECUTION: _____
 REGISTERED LAND SURVEYOR
 STATE OF ARKANSAS REGISTRATION NO.: _____

CERTIFICATE OF ENGINEERING ACCURACY
 I, _____, HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A PLAN MADE UNDER MY DIRECTION AND COMPLES WITH THE ENGINEERING REQUIREMENTS SET FORTH IN THE PEA RIDGE SUBDIVISION REGULATIONS.
 DATE OF EXECUTION: _____
 REGISTERED ENGINEER
 STATE OF ARKANSAS REGISTRATION NO.: _____

OWNERSHIP OF DOCUMENTS
 THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES + ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES + ASSOCIATES, INC.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
 THIS PLAT HAS BEEN GIVEN PRELIMINARY PLAT APPROVAL ONLY AND HAS NOT BEEN APPROVED FOR THE RECORDING AS A PUBLIC RECORD. THIS CERTIFICATE SHALL EXPIRE ON _____ (DATE).
 DATE OF EXECUTION: _____
 CHAIRMAN, PEA RIDGE PLANNING COMMISSION

SAFETY NOTICE TO CONTRACTOR
 IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
 THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR
 THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



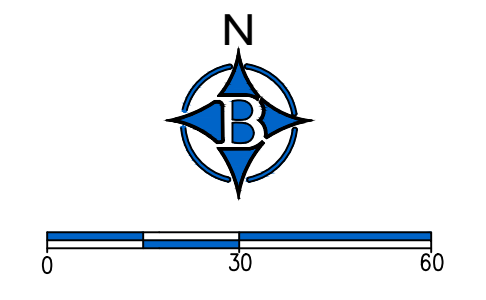
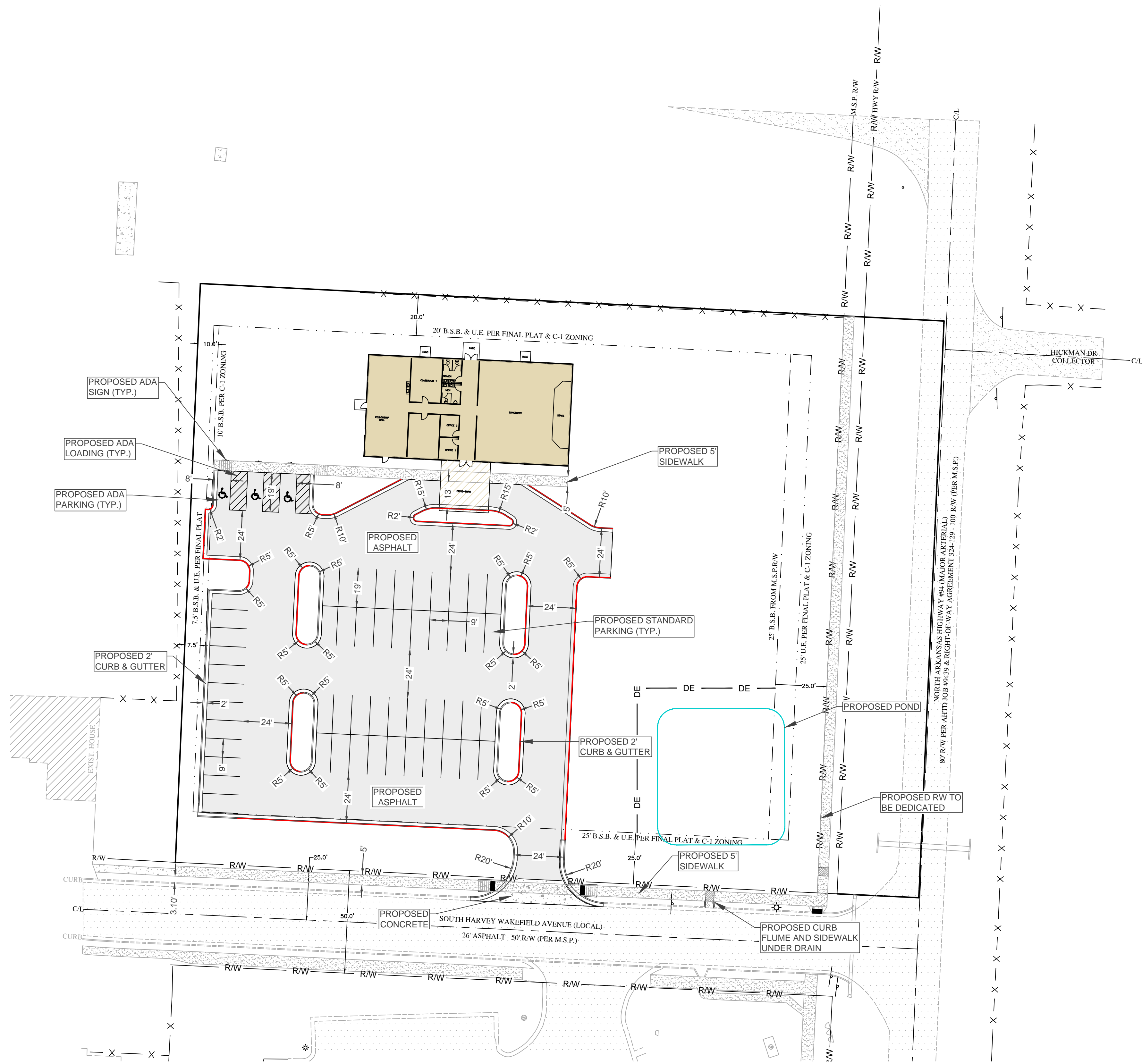
ENGINEER: G. BATES
 DRAWN BY: K. HANEY
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 G. BATES
 04-15-2025
 BATES & ASSOCIATES, INC.
 #335
 CERTIFICATE OF AUTHORITY
 REGISTERED PROFESSIONAL ENGINEER
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REVISIONS	DATE
1ST SUBMITTAL	03/24/25
2ND SUBMITTAL	03/24/25

BIBLE WAY BAPTIST CHURCH
 LARGE SCALE DEVELOPMENT
 COVER SHEET
 PEA RIDGE, ARKANSAS

BATES
 Engineers - Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 24-316
 DRAWING NO: C01



ADA NOTES:
 1. CONTACT CITY ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL. MAXIMUM SLOPE FOR ADA SPACE IN ANY DIRECTION IS 2%

FIRE LANE STRIPING NOTES:
 1). ALL AREAS NOT DESIGNATED AS PARKING SPACES SHALL BE IDENTIFIED AS "NO PARKING FIRE LANE."
 2). FIRE LANES SHALL BE PROVIDED WITH SIGNAGE STATING, "NO PARKING FIRE LANE."

CITY NOTES:
 1. ALL MECHANICAL/UTILITY EQUIPMENT SHALL BE SCREENED USING MATERIALS THAT ARE COMPATIBLE WITH AND INCORPORATED INTO THE STRUCTURE.
 2. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND, AND ALL EXISTING UTILITIES UNDER 12KV SHALL BE RELOCATED UNDERGROUND.
 3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
 4. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPERS EXPENSE.
 5. ALL METER LOCATIONS AND BACKFLOW PREVENTION FOR THE FIRE SPRINKLER SYSTEMS MUST BE APPROVED BY PEA RIDGE WATER DEPARTMENT
 6. NOTIFY PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE RIGHT OF WAY OR PUBLIC INFRASTRUCTURE
 7. ARDOT PERMIT REQUIRED TO PERFORM WORK IN THE STATE RIGHT OF WAY.
 8. TRASH ENCLOSURES SHALL BE SCREENED ON THREE SIDES WITH MATERIALS COMPLIMENTARY TO THE PRINCIPAL STRUCTURE. CONTAINERS MAY ALSO BE SCREENED FROM VIEW OF THE STREET BY PRINCIPAL STRUCTURE OR VEGETATION.
 9. EXTERIOR LIGHTING SHALL BE DESIGNED AND LOCATED TO MINIMIZE SPILLING ONTO SURROUNDING PROPERTY

BUILDING SETBACKS (C-1)
RESIDENTIAL:
 FRONT 25FT
 SIDE 25FT (EXTERIOR)
 SIDE 10FT (INTERIOR)
 REAR 25FT

NON-RESIDENTIAL:
 FRONT 25FT
 SIDE 25FT (EXTERIOR)
 SIDE 10FT (INTERIOR)
 REAR 20FT

PARKING REQUIREMENTS
 1 SPACE FOR EACH 4 SEATS IN THE SANCTUARY (SHARING POSSIBLE)

SEATS: 100
CALCULATION 100/4= 25 SPACES REQUIRED
 SPACES REQUIRED: 25 SPACES
 SPACES PROVIDED: 52 SPACES
 ADA SPACES REQUIRED: 3 SPACES
 ADA SPACES PROVIDED: 3 SPACES
TOTAL SPACES: 55 SPACES

OPEN SPACE:
 GROSS AREA: 88,360.82 SQ.FT.
 GREENSPACE: 53,440.19 SQ.FT.(60%)
 IMPERVIOUS AREA: 34,920.63 SQ.FT.(40%)

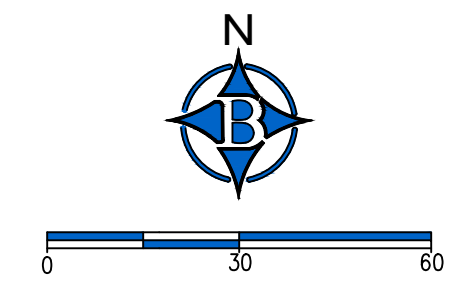
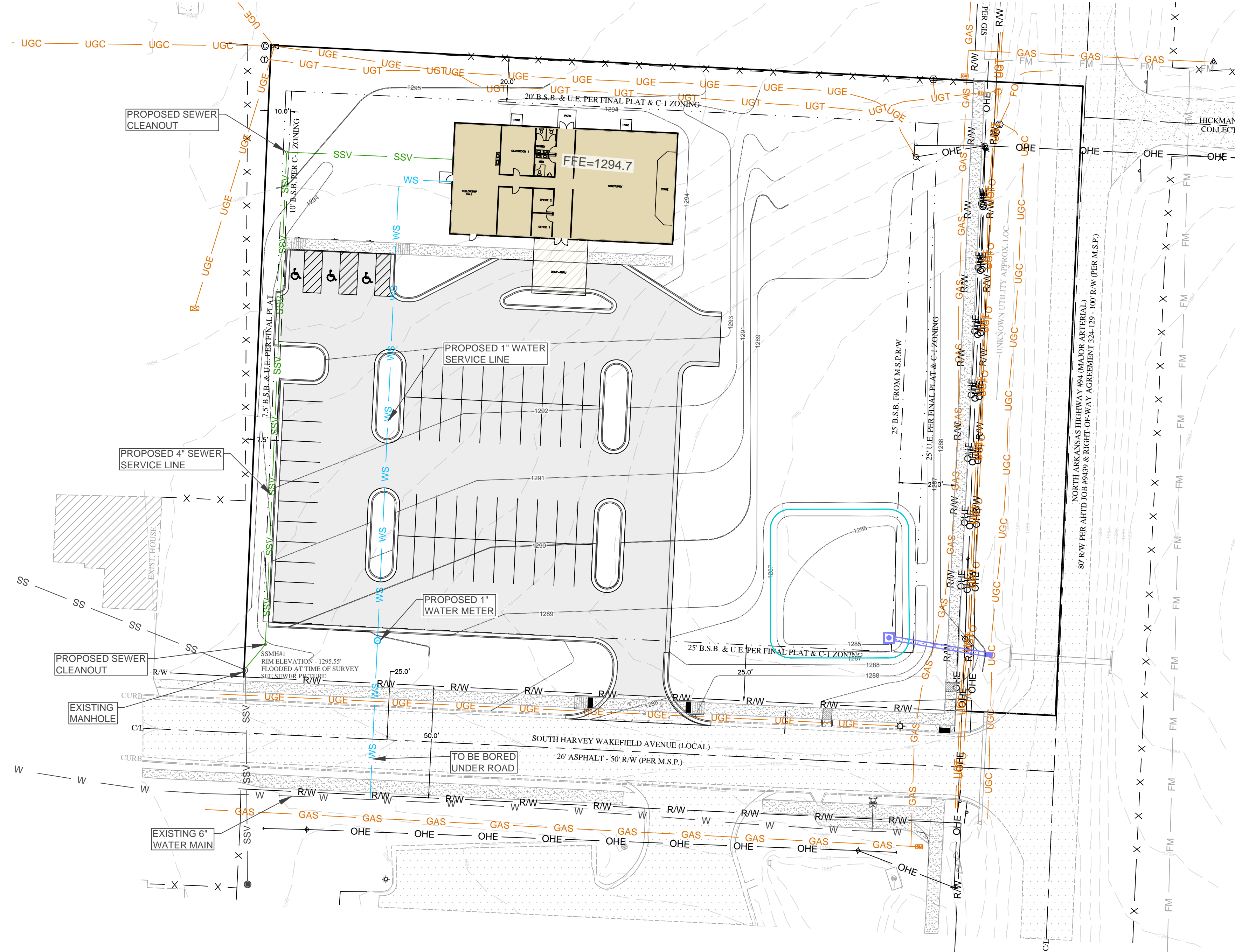
ENGINEER: G. BATES
 DRAWN BY: K. HANEY
 STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JEFFREY H. BATES
 04-15-2025
 CERTIFICATE OF AUTHORITY
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 ARKANSAS ENGINEER
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REVISIONS	DATE
1ST SUBMITTAL	03/24/25
2ND SUBMITTAL	03/27/25

BIBLE WAY BAPTIST CHURCH
 LARGE SCALE DEVELOPMENT
 SITE PLAN
 PEA RIDGE, ARKANSAS

BATES
 Engineers • Surveyors
 7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
 PH: (479) 442-9350 / batesnwa.com

PROJECT NO: 24-316
 DRAWING NO: SP01



GENERAL NOTES:
 1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES FOR 2023 STANDARD SPECIFICATIONS AND DETAILS FOR PEA RIDGE WATERWORKS.

WATERLINE LEGEND

4 WAY	
TEE	
GATE VALVE	
FIRE HYDRANT	
THRUST BLOCK	
90	
45	
22.50	
11.25	
CAP/PLUG	
REDUCER	
FIRE DEPT. CONNECTION	
BLOW OFF VALVE	
AIR RELEASE	
WATER METER	
IRRIGATION METER	
RPZ	

ENGINEER: G. BATES
 DRAWN BY: K. HANEY

STATE OF ARKANSAS
 REGISTERED PROFESSIONAL ENGINEER
 No. 9810
 JEFFREY H. BATES

04-15-2025

CERTIFICATE OF AUTHORIZATION
 BATES & ASSOCIATES, INC.
 #335
 ARKANSAS ENGINEER

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REVISIONS	DATE
1ST SUBMITTAL	03/24/25
2ND SUBMITTAL	03/27/25

BIBLE WAY BAPTIST CHURCH
 LARGE SCALE DEVELOPMENT
 UTILITY PLAN
 PEA RIDGE, ARKANSAS

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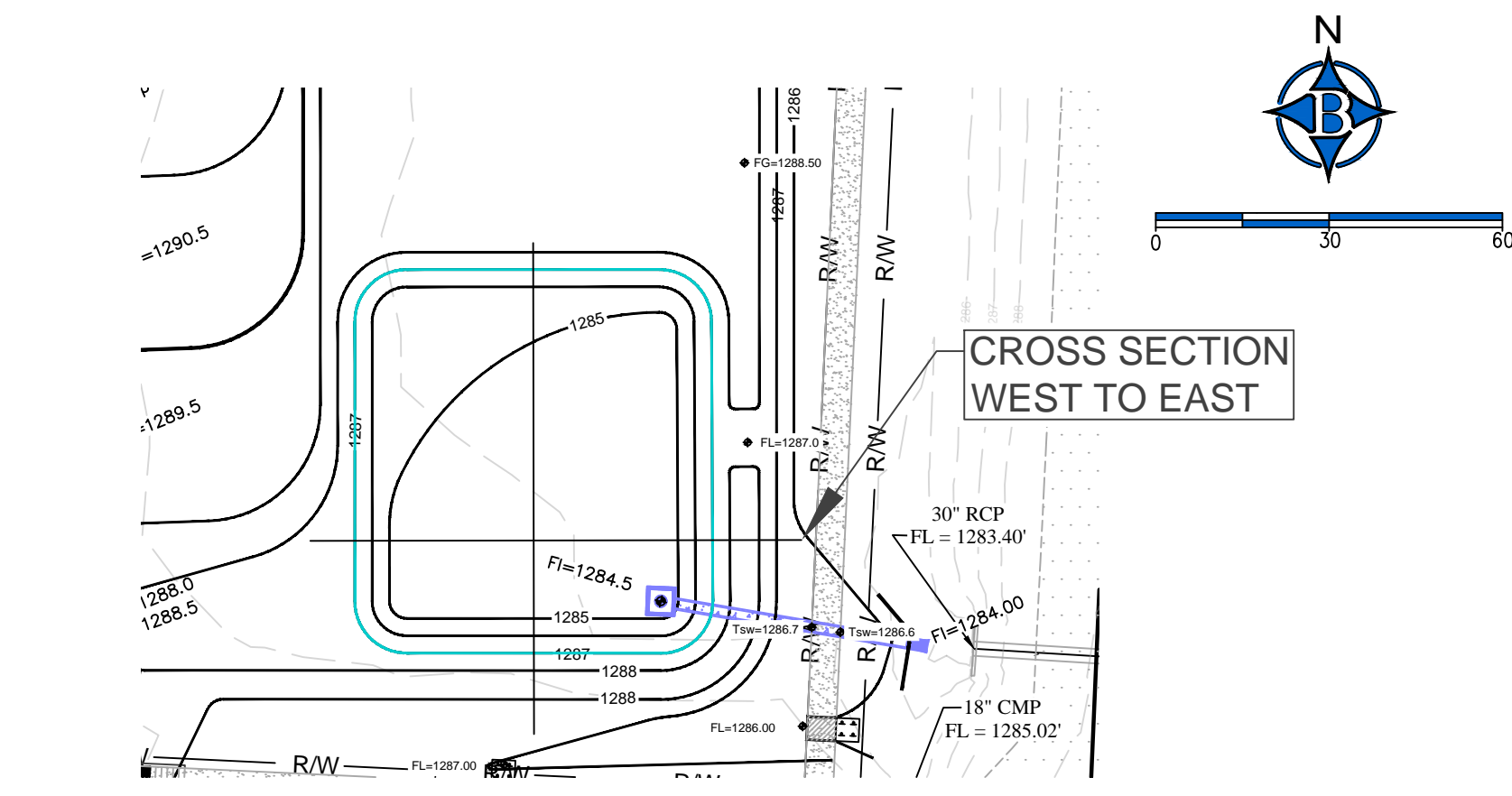
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 DRAWING NO: UT01

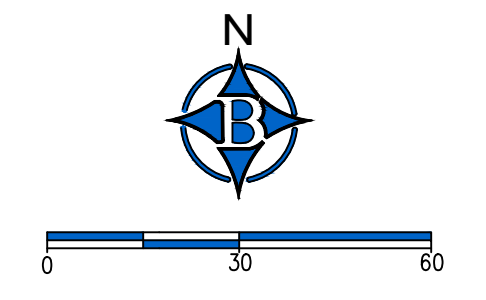
CONSTRUCTION NOTES:

1. GRADING PERMIT TO BE POSTED ON-SITE AT ALL TIMES DURING CONSTRUCTION.
2. SIGNED STAMPED PLANS MUST BE ON-SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
4. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
5. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
7. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
8. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE SHOVELLED OR SWEEPED AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.
9. THE SLOPE FROM 1 FOOT BEYOND THE SIDEWALK SHOULD BE 2% TO BACK OF CURB - ADJUST AS NECESSARY TO MEET ARDOT DRIVEWAY DETAIL.

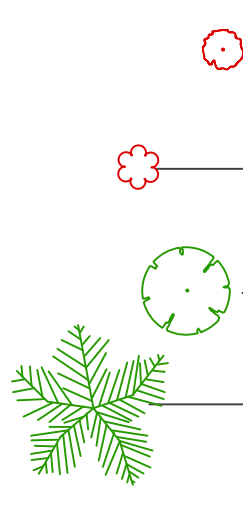
STANDARD COMMENTS:

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
2. CUT OR FILL SLOPES SHALL HAVE A FINISH GRADE NO STEEPER THAN 3:1.
3. ALL GRADING SHALL BE SET BACK A MINIMUM OF 5' FROM THE PROPERTY LINES.
4. ANY RETAINING WALL MORE THAN FOUR FEET IN HEIGHT SHALL BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND SHALL BE FIELD INSPECTED BY THE DESIGN ENGINEER.
5. SAFETY RAILINGS ARE REQUIRED ON ANY RETAINING WALL GREATER THAN 30" IN HEIGHT. THE SAFETY RAILING SHALL BE BUILT IN TO THE MORE STRINGENT REQUIREMENTS OF THE SBCC OR AASHTO.
6. AREAS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 14 DAYS OF THE LAST DISTURBANCE IF CONSTRUCTION ACTIVITY IS TO TEMPORARILY CEASE FOR MORE THAN 21 DAYS.
7. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED WITH PERMANENT SEED AND MULCH.
10. ALL IMPORTED FILL SHALL BE FREE OF ROCKS GREATER THAN 12 IN DIAMETER AND ANY DETRIMENTAL ORGANIC MATERIAL OR REFUSE DEBRIS.



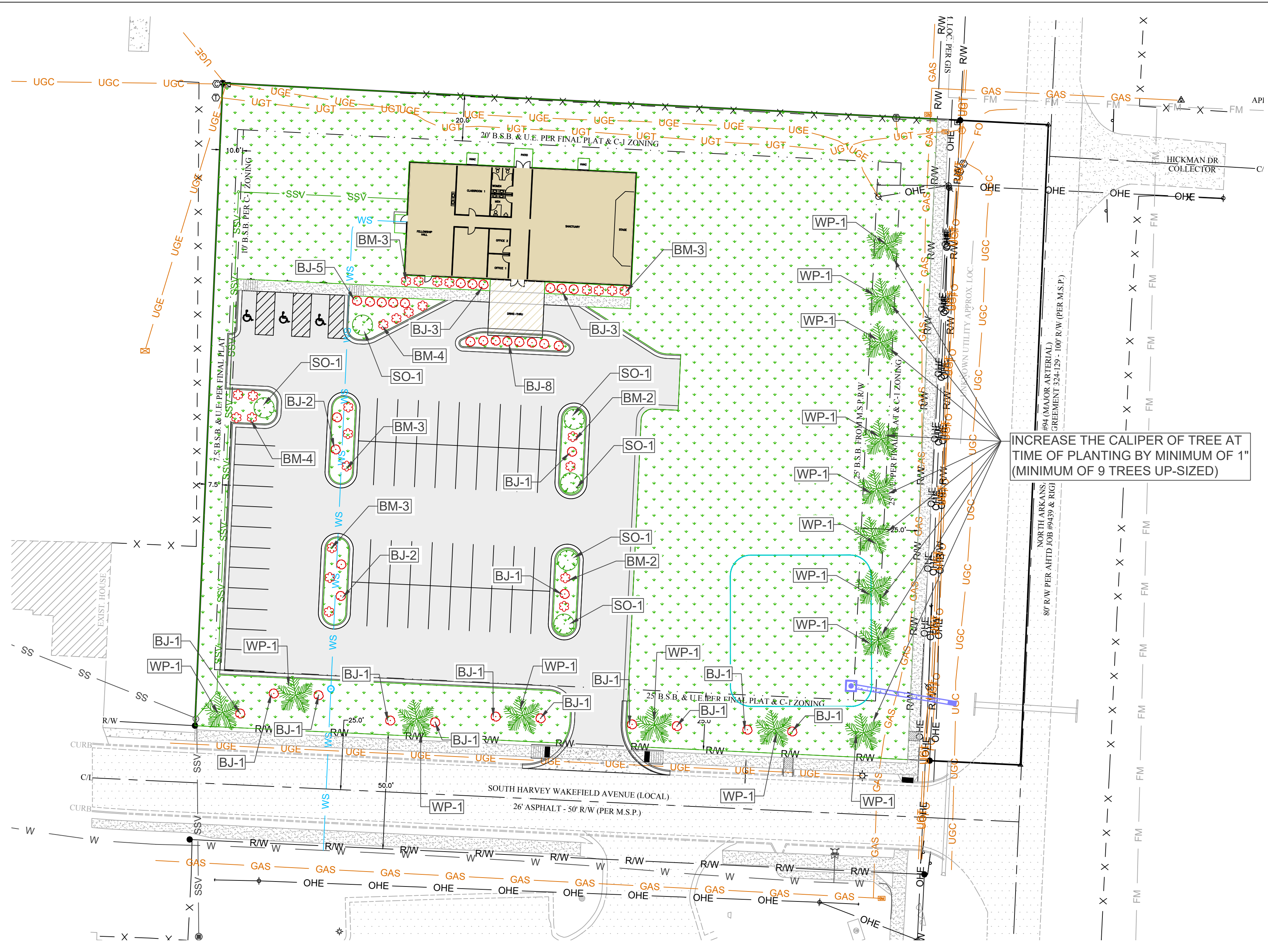


PLANT LIST				
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT MIN. SIZE	TYPE
36	BJ	BLUE JUNIPER "Shore Juniper" Juniperus horizontalis	CONT. 2" POT @ 2'-3' O.C.	GROUND COVER (INTERIOR SHRUB)
26	BM	BEYOND MIDNIGHT BLUEBEARD Caryopteris x clandonensis	CONT. QUART POT @ 2'-3' O.C.	ORNAMENTAL (INTERIOR SHRUB)
6	SO	SCARLET OAK Quercus coccinea	B&B 2.5" CAL. @ 8'-10' HT.	SHADE TREE (INTERIOR TREE)
15	WP	EASTERN WHITE PINE Pinus strobus	B&B 6' MIN. HT.	EVERGREEN TREE (STREET TREE)



INCREASE THE CALIPER OF TREE AT TIME OF PLANTING BY MINIMUM OF 1" (MINIMUM OF 9 TREES UP-SIZED)

LANDSCAPE POINT SYSTEM LIST			
ALL ELEMENTS	POINTS	PROVIDED ELEMENTS	TOTAL POINTS
LANDSCAPE BED MULCHED	3	1	3
PERMEABLE WEED BARRIER INSTALLED	2	0	0
DRIP SYSTEM IN ALL AREAS FIFTEEN FEET OR LESS IN WIDTH	5	0	0
TREE QUANTITY EXCEEDS REQUIREMENT BY 10%	3	1	3
EACH TREE THAT EXCEEDS ITS REQUIRED CALIPER BY 1" OR MORE	1	9	9
DROUGHT TOLERANT SOD IS PRIMARY VARIETY OF GRASS	5	0	0
LANDSCAPE AREA IS CURBED OR SHAPED TO HOLD WATER	2	0	0
AT LEAST 50% OF ALL PLANT MATERIAL IS WATER EFFICIENT	2	1	2
USE OF EXISTING TREES EXCEED 25% OF TOTAL TREES NEEDED	4	0	0
USE OF SHRUBS, VINES, OR ACCENT GRASSES FOR AT LEAST 30% OF LANDSCAPE AREA AROUND TREES	5	1	5
TOTAL POINTS			22

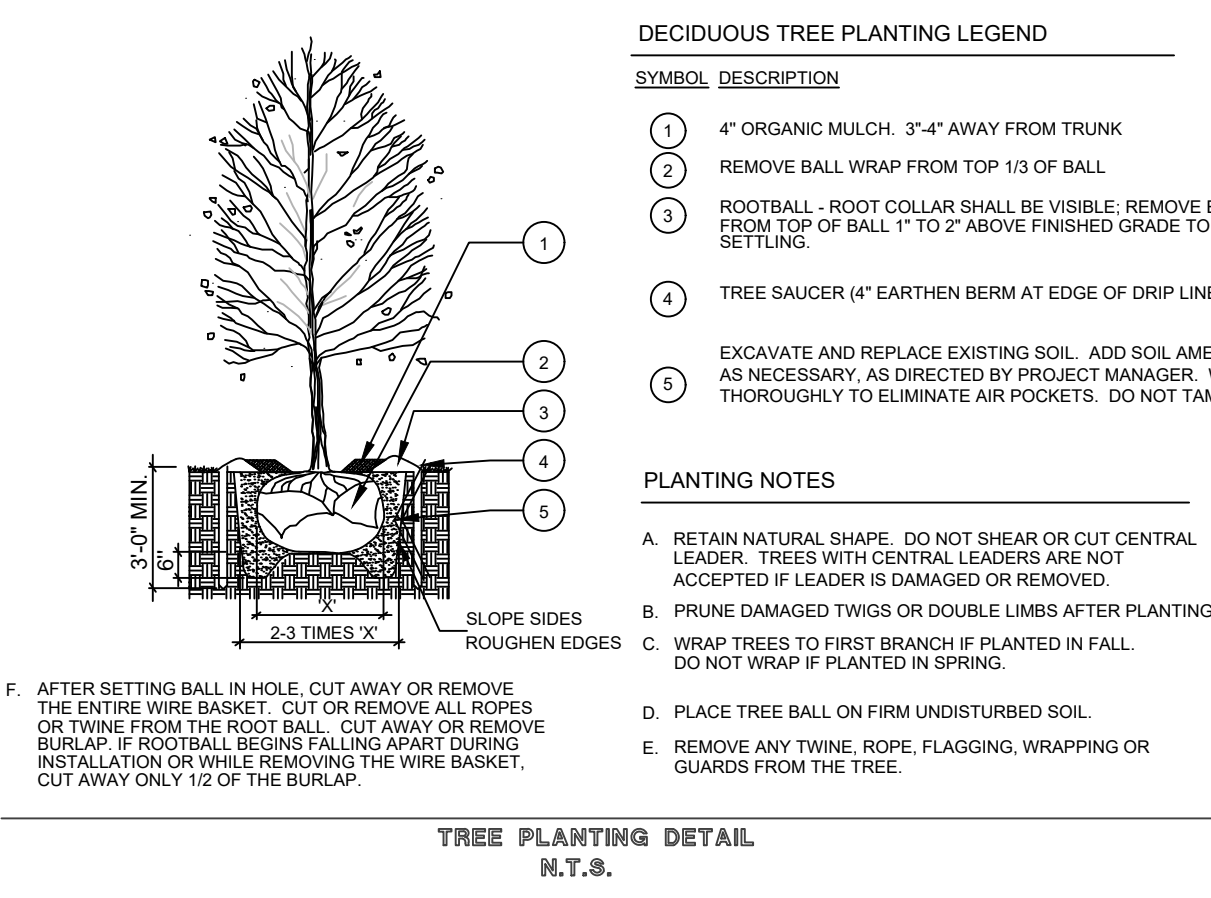
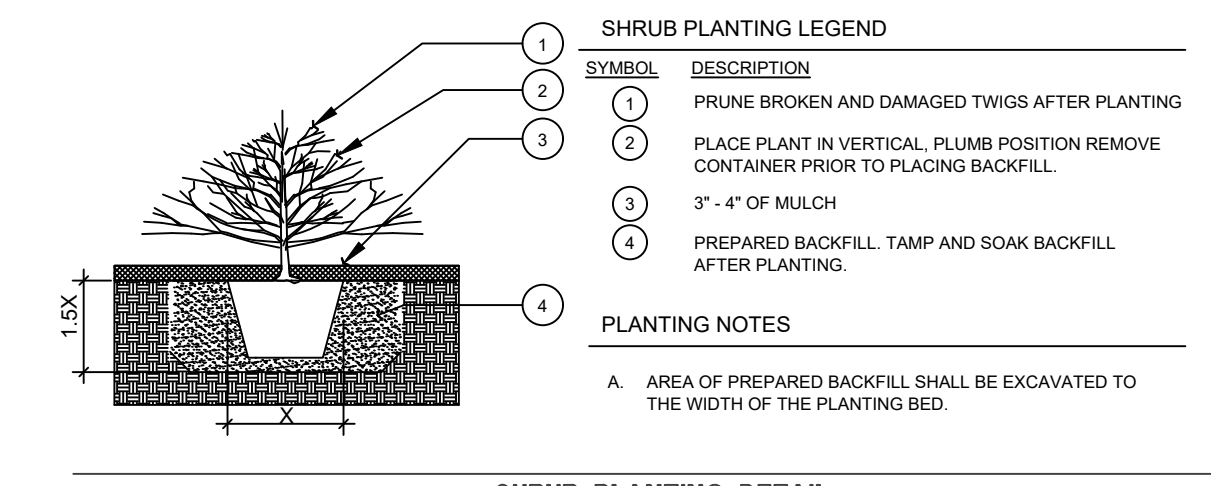


PARKING LOT LANDSCAPING:
THE PARKING LOT LANDSCAPING STANDARDS OF THIS SECTION SHALL APPLY TO THE INTERIOR OF ALL OFF-STREET PARKING AREAS CONTAINING MORE THAN TEN (10) OFF-STREET PARKING SPACES.

TREES PROVIDED: 6
SHRUBS PROVIDED: 151

REQUIRED TREES:
STREET TREES: 1 TREE EVERY 50' OF STREET FRONTAGE. 600' OF STREET FRONTAGE: 12 TREES REQUIRED, 15 PROVIDED
PARKING LOT TREES: 1 TREE PER 25 PARKING SPACES. 55 PARKING SPACES TOTAL: 3 TREES REQUIRED, 6 PROVIDED
TOTAL TREES REQUIRED: 15
TOTAL TREES PROVIDED: 21

LANDSCAPING NOTES:
1) ALL LANDSCAPE BEDS SHALL BE MULCHED AND HAVE PERMEABLE WEED BARRIER INSTALLED



ENGINEER: G. BATES
DRAWN BY: K. HANEY

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GREGORY H. BATES

04-15-2025

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

REVISIONS	DATE
1ST SUBMITTAL	03/29/25
2ND SUBMITTAL	03/29/25

BIBLE WAY BAPTIST CHURCH
LARGE SCALE DEVELOPMENT
LANDSCAPE PLAN
PEA RIDGE, ARKANSAS

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