



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 3rd, 2025, Planning Commission Meeting – **APPROVED 7-0**

IV. Announcements

V. Public Hearings

1. **White – Rezone – APPROVED 7-0**
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 – APPROVED 7-0**
Lee Town Road & Greer Street
R-3, High Density Residential to R-2, Medium Density Residential
3. **Sherman Revocable Trust, Karen Sherman – Rezone – APPROVED 6-1 (recusal)**
14245 Dove Road
A, Agriculture to C-2, General Commercial
4. **Walk the Dog Land Trust – Rezone – TABLED 6-1 (recusal)**
West of Dove Road & Gaines Street Intersection
A, Agriculture to C-2, General Commercial
5. **Legacy Fields – Rezone – APPROVED 5-2 (abstentions)**
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 – APPROVED 7-0**
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 – APPROVED 7-0**
A proposed amendment to add a new Section L to require recreation areas in new subdivisions.

VI. Old Business

VII. New Business

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8. **Walnut Hill Subdivision Phase V – Final Plat – APPROVED 7-0**
Andy Buck Road

VIII. Board of Adjustments

IX. Adjourn