



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
June 2, 2026 | 6:00 p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Review Minutes**
 1. May 5, 2026, Planning Commission Meeting
- IV. **Announcements**
- V. **Public Hearings**
 1. **Village at City Park - Planned Zoning Development**
Northeast corner of Easterling Road and Hickman Drive
A, Agriculture to PZD, Planned Zoning District
- VI. **Old Business**
- VII. **New Business**
 1. **Village at City Park - Planned Zoning Development**
Northeast corner of Easterling Road and Hickman Drive
A, Agriculture to PZD, Planned Zoning District
 2. **Riverstone Farms - Final Plat**
Approximately 675 east of the intersection of East Pickens Road and Guthrie Road
- VIII. **Other Business**
- IX. **Board of Adjustments**
- X. **Adjourn**

**Planning Commission
Board of Adjustment
May 5, 2026
6:00 p.m.**

1. Call to Order

The May 5, 2026, Pea Ridge Planning Commission meeting was called to order by Chairperson Sean Rooney.

2. Roll Call

Roll:

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

3. Review Minutes of the March 3, 2026, and April 7, 2026 Planning Commission Meeting.

Commissioner Stokes moved, seconded by Wendel, to approve the March 3, 2026, and April 7, 2026, minutes.

Votes:

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

The motion to approve the March 3, 2026, and April 7, 2026, meeting minutes passed 6 in favor with 1 abstention.

4. Announcements

None.

5. Public Hearing

Chairperson Rooney opened the Public Hearing and welcomed public comments.

Bone - Rezone

135 North Davis Street
R-2, Medium Density Residential to C-2, General Commercial

Mike Adams, Lindsey and Associates stood to represent the item. He provided a summary of the request.

Casey McDaniel, 163 North Davis Street, stood to speak on the item. She stated concerns with traffic, safety, and lack of sidewalks.

Bone - Rezone

126 Frost Street
R-1, Low Density Residential to C-2, General Commercial

Mike Adams, Lindsey and Associates stood to represent the item. He provided a summary of the request.

Vice-chairperson Dr. Sherman clarified that the carwash in reference was the one across from Starner Tax.

Marta – Rezone

1403 South Curtis Avenue
R-1, Low Density Residential to C-2, General Commercial

Timothy Marta, owner of the property, stood to represent the item. He provided a summary of the request, and history of the property.

There was no additional comment from the public.

Chairperson Rooney closed the public hearing.

6. Old Business

None.

7. New Business

Bone - Rezone

135 North Davis Street
R-2, Medium Density Residential to C-2, General Commercial

Mr. Adams asked if Lee Town Road was going to become a state highway and would be widened?

Vice-chairperson Dr. Sherman stated that it was already a State Highway and may be widened at some unknown point in the future.

Mr. Stanton stated that sidewalks would be required under the Large Scale Development regulations if the property were redeveloped.

Vice-chairperson Dr. Sherman stated that the only residential land use was to the North.

Commissioner Harris asked about buffer and lighting standards.

Mr. Stanton summarized city requirements on buffering and lighting.

Vice-chairperson Dr. Sherman moved, seconded by Wilhelm, to approve Bone rezone at 135 North Davis Street.

Votes:

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

The motion to approve passed 7 in favor.

Bone – Rezone

126 Frost Street
R-1, Low Density Residential to C-2, General Commercial

Vice-chairperson Dr. Sherman stated that she felt it was a benefit to combine with the carwash.

Mr. Stanton stated that this property was not consistent with the Future Land Use Map, and discussed the dimensions of commercial.

Vice-chairperson Dr. Sherman moved, seconded by Chairperson Rooney, to approve the Bone rezone at 135 Frost Street.

Votes:

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

The motion to approve passed 7 in favor.

Marta – Rezone

1403 South Curtis Avenue
R-1, Low Density Residential to C-2, General Commercial

Vice-chairperson Dr. Sherman asked if the property were surrounded by commercial.

Mr. Stanton stated that it was not surrounded by commercial zoning, but that it was a Neighborhood Node and was adjacent to a legal non-conforming commercial use.

Commissioner Harris asked if this property would be required to do the additional setbacks.

Mr. Stanton stated that yes, it would.

Mr. Marta stated the property was 1.2 acres.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Harris, to approve the Marta rezone at 1403 South Curtis Avenue.

Votes:

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

The motion to approve passed 7 in favor.

Sycamore Heights Phase 1 – Final Plat

Approximately 775 west of the intersection of Hazelton Road and Weston Street

Dax Ben, from Karstetter Johnston, stood to represent the item.

Mr. Stanton stated that the fencing around the detention pond and the trickle channel were incomplete.

Mr. Phy stated that the trickle channel delay was due to city requirements.

Mr. Stanton stated that staff would recommend approval with a contingency that both the fence and trickle channel be complete prior to the city signing the plat.

Commissioner Harris discussed the taper for where the new subdivision picks up the previous street stub that was wider.

Mr. Stanton stated that adjusting the taper should have been done at the preliminary plat stage.

Commissioner Harris discussed the sidewalks following the curb radius.

Mr. Stanton stated that the city is currently reviewing standard details and can add that design.

Chairperson Rooney asked if we could put signage at the taper.

Mr. Stanton stated that we could have our engineer review and the city can install any signage that would be advisable.

Commissioner Stokes moved, seconded by Commissioner Arriola, to approve the Sycamore Park Final Plat contingent on the fence and trickle channel being completed prior to signing the plat.

Votes:

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

The motion to approve passed 7 in favor.

Lexington Subdivision Phase 2 – Final Plat

Southeast Corner of the intersection of Weston Street and West Patton Street

Braden Wise, Bates and Associates, stood to represent the item. He stated there were 196 lots.

Chairperson Rooney asked if there were any stormwater issues with this project.

Mr. Wise stated that he was aware of issues from the previous night's storm and they were working on fixes.

Vice-chairperson Dr. Sherman asked if there was a silt fence around the topsoil pile.

Mr. Wise stated there were not and that they could add silt fences.

Mr. Phy clarified that the applicant would be responsible for cleaning out boxes and runoff on pavement.

Commissioner Harris asked about having enough ROW for a roundabout at the northeast corner.

Mr. Stanton stated that the original preliminary plat came in under the old MSP which did not show roundabouts.

Mr. Stanton stated that this request also came in prior to greenspace requirements.

Commissioner Wilhelm moved, seconded by Commissioner Wendel, to approve the Lexington Phase 2 Final Plat.

Votes:

Chairperson Sean Rooney	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Michael Wilhelm	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Morgan Harris	Yes

The motion to approve passed 7 in favor.

8. Adjourn

Vice-chairperson Sherman moved, seconded by Commissioner Wilhelm to adjourn.

All in favor.

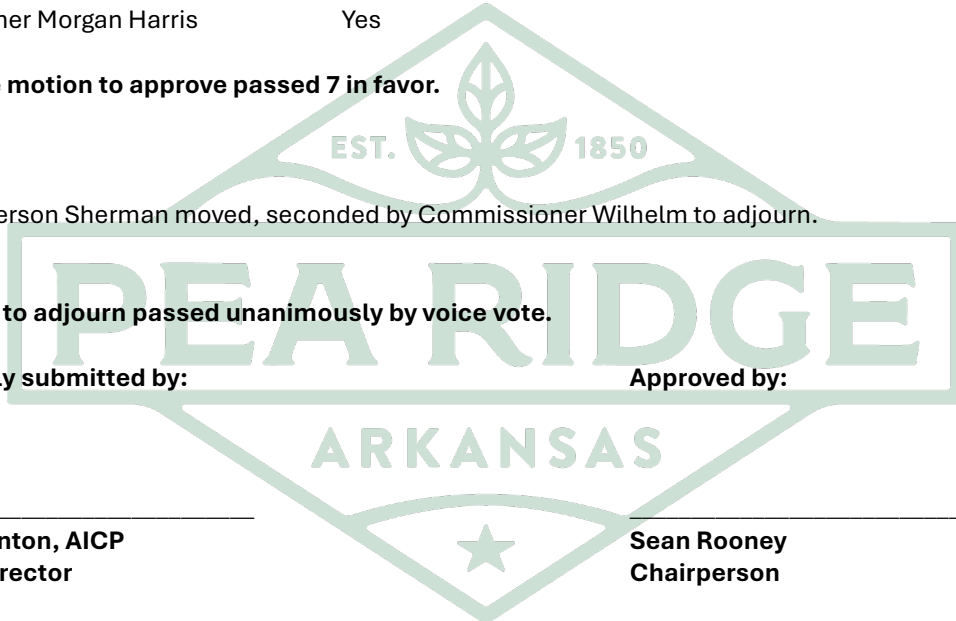
The motion to adjourn passed unanimously by voice vote.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Sean Rooney
Chairperson





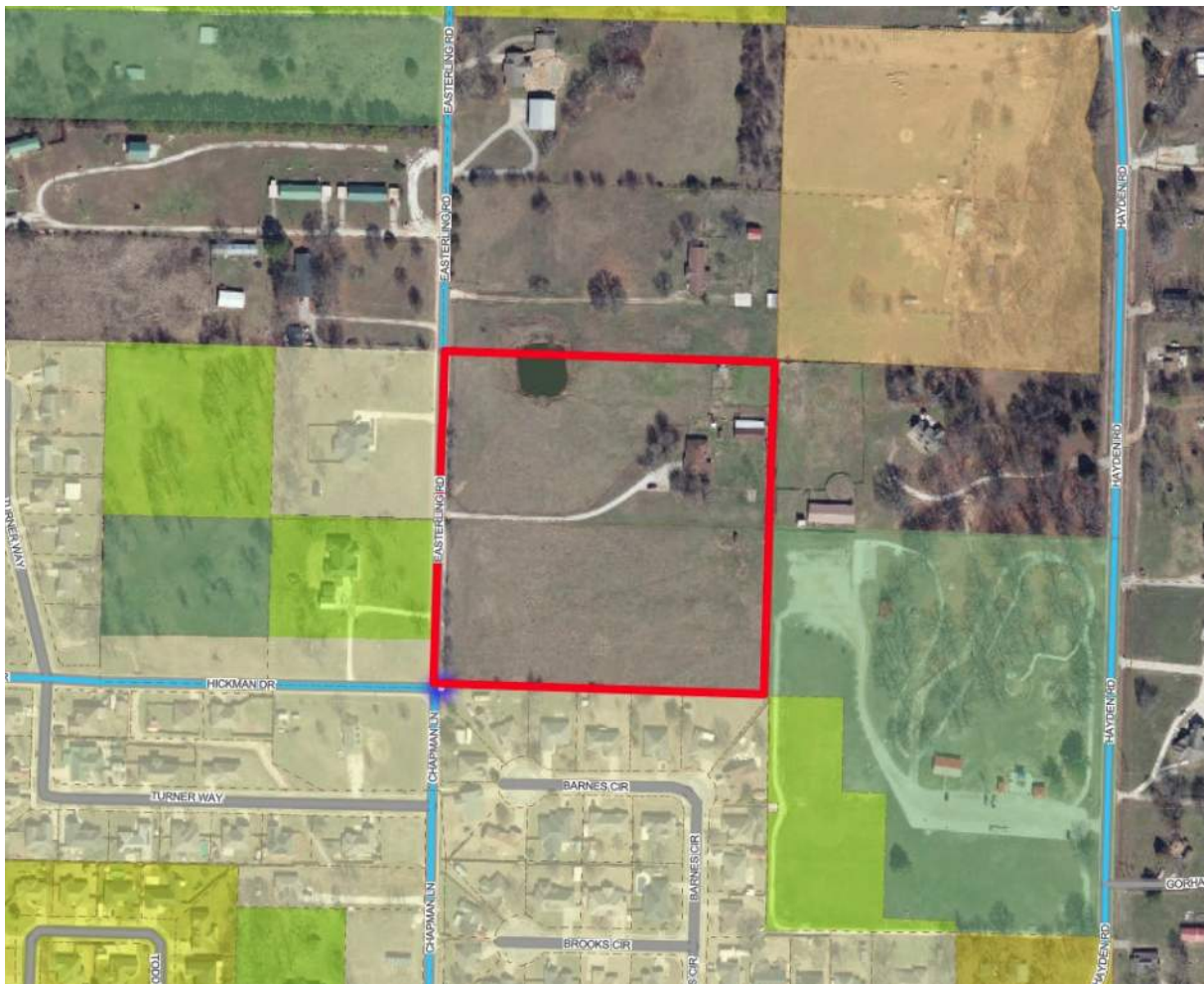
STAFF REPORT

The Village at City Park – Planned Zoning District

Location:	15658 Easterling Road
Current Zoning:	A, Agriculture (upon annexation)
Land Use Designation:	MUN, Mixed Use Neighborhood
Proposed Zone:	PZD, Planned Zoning District
Owner/Applicant:	Ochel Tov, LLC; Andelman Holdings, LLC; Tadd Peterson/Expedient Civil Engineering, PLLC
Property size:	+/- 10 acres

Request: Ochel Tov, LLC; Andelman Holdings, LLC; Tadd Peterson/Expedient Civil Engineering, PLLC 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 15658 Easterling Road, parcel number(s) 18-07896-000 and 18-07895-000. The property is presently zoned A, Agriculture (upon annexation) with a future land use designation of MUN, Mixed Use Neighborhood. Adjacent zoning districts include RE, Residential Estate to the East; R-1, Low Density Residential to the East and South; R-3, High Density Residential to the Northeast; A, Agriculture to the West; and unincorporated Benton County to the North and West. Adjacent land use designations include MUN, Mixed Use Neighborhood to the East, North, and West; PR, Parks and Recreation to the West; and RS, Residential Subdivision to the South. The property is presently developed with a residence. This property has direct access to Easterling 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 MUN, Mixed Use Neighborhood.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The subject property is located adjacent to a low-density residential neighborhood as well as the City Park. This request addresses both commercial and residential land use recommendations in a comprehensive manner.

The proposed PZD provides 48 total lots in 6 Planning Areas. Each Planning Area functions as a quasi-zoning district with distinct setback, floor-area ratios, and lot area and dimension requirements. There are 4 exclusively residential Planning Areas which encompass a total of 43 of the 48 lots, providing a variety of housing options at varying sizes and densities, including single-family homes, garden-style homes (zero lot line), and townhomes. All of these lots are designed to be rear-loaded, and some front a green or mall as opposed to a street. These are residential product types that are uncommon in Pea Ridge, so all Planning Areas would add to the community's housing choice and diversity.

Setbacks are reduced across the proposed development compared to existing zoning district requirements.

Two of the lots proposed will include a mixed-use component featuring ground floor commercial space and apartments above. These lots also front the park property.

Lastly there are two lots set aside for urban agriculture, featuring crop agriculture. No animal agriculture would be permitted. This space is accessible to the residents of this development and counts towards their open space requirement.

The interior streets shown are proposed to be private. The southernmost street would have an access easement to allow for bike and pedestrian access to the park through this development. On street parking is provided within the private streets, and off-street parking is provided at the mixed-use area.

This property has access directly to Easterling Road, classified as a collector – this level of density would be appropriate along a collector road.

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

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 tabling of this rezoning request to the July 7 Planning Commission meeting for further discussion.

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:

MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

**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



THE VILLAGE
— AT CITY PARK
PZD CONCEPT

NAME OF PROJECT:
The Village at City Park

PRESENTED BY:
Ochel Tov, LLC.
Anelman Holdings, LLC.
Tadd Petersen - Managing
Member

PRESENTED TO:
The City of Pea Ridge, Arkansas
May 11, 2026



15658 Easterling Road
Pea Ridge, Arkansas
Parcel # 18-07895-000
Parcel # 18-07896-000

AN AGRICULTURAL COMMUNITY

THE VILLAGE

AT CITY PARK

1.14 Acre Organic Market Farm
41 Single Family Lots

**Street Level Retail Including Organic
Farm Store**

16 Townhomes
20 Apartments and Live/Work Units

Zero Lot Lines F/B
Ten Foot Side Yards
Zero Maintenance Living

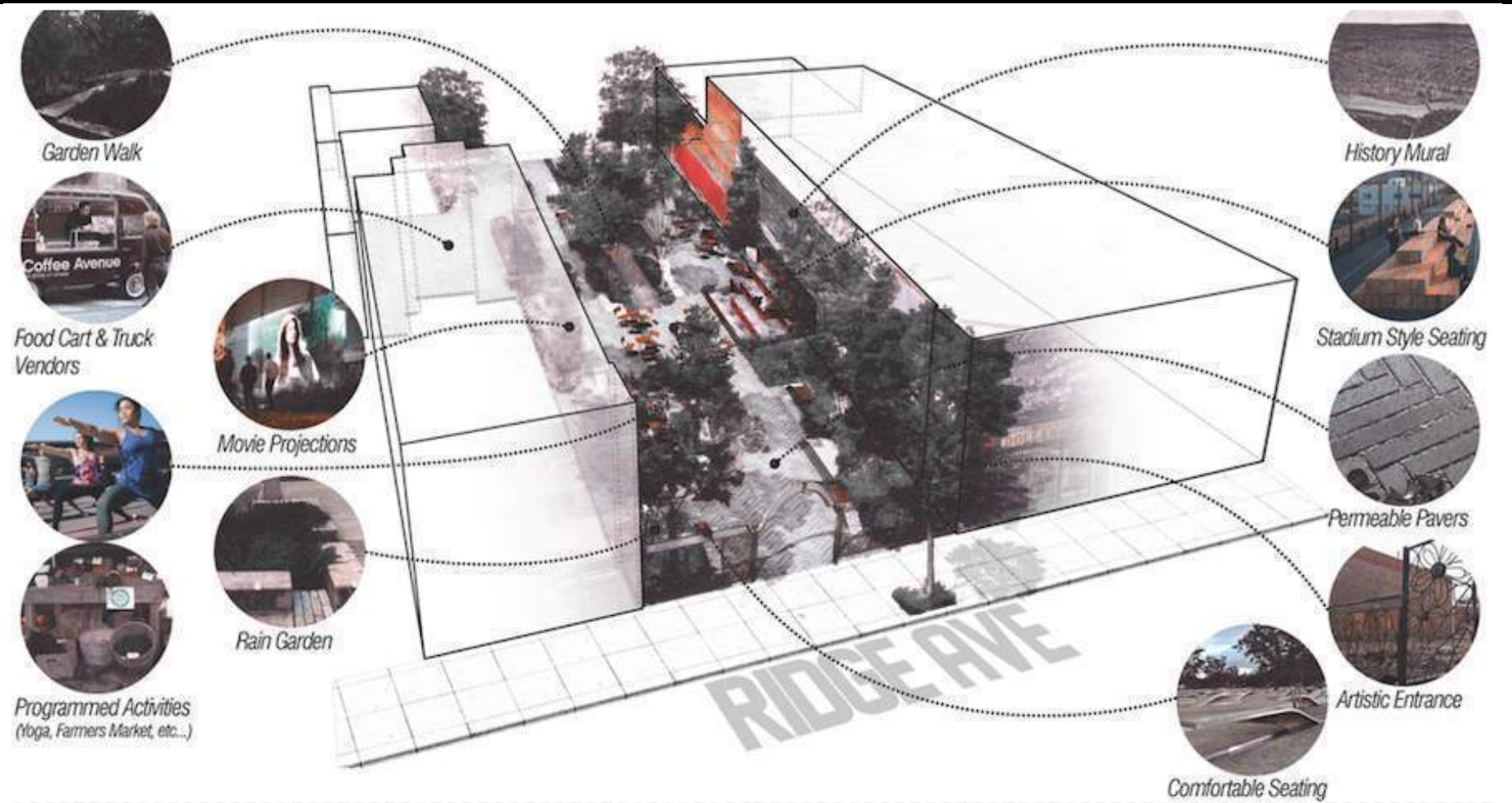


AN AGRICULTURAL COMMUNITY

THE VILLAGE

AT CITY PARK

PLANNING AREA D





THE FARM PLANNING AREA F



Bereke Leap To Glasshouse | Connecticut, USA

SINGLE FAMILY

From 1,500 to 3,500 Square Feet

PLANNING AREA A, B, & E



**Development Plan for
THE VILLAGE AT CITY PARK
A Planned Zoning Development in
Pea Ridge, Arkansas
May 11, 2026**

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A) Executive Summary

The Village at City Park is a proposed Planned Zoning District in north Pea Ridge. The project will be located on 10 acres directly east of the Pea Ridge City Park.

The purpose of the project is to create a mixed-use development featuring detached single-family homes, flexible multi-family tracts, mixed use commercial and residential rentals, and a commercial organic farm.

The property is currently owned and developer is OCHEL TOV, LLC and Andelman Holdings, LLC.

The project will include five distinct planning areas that will include:

- Planning Area “A” – Single-Family – Medium Size Lots
- Planning Area “B” – Single-Family – Terrace House Lots
- Planning Area “C” – Townhomes
- Planning Area “D” – Mixed Use Commercial and Residential Apartments
- Planning Area “E” – Single-Family – Deep Lots
- Planning Area “F” – Commercial Farm and Detention Pond

The site flows from south to north with an existing farm pond located in the north central portion of the site. This area will be modified to house the required detention pond.

Planning Area A will consist of lots with homes ranging in size from 2,000 square feet to 2,800 square feet with rear loading garages. Planning Area B will consist of two-story Terrace style homes with a zero lot line on one side to allow a more usable green space. These lots will also have rear loading garages. In addition, in lieu of the traditional City street located in the front of the homes, the front areas will contain sidewalks with a usable shared greenspace. Planning area C will consist of three-story townhomes with rear loading garages. Planning Area D will consist of three-story mixed use with commercial on the first floor and residential apartments on the 2nd and 3rd stories. Planning Area E will consist of deeper lots with homes ranging in size from 2,500 square feet to 3,500 square feet with rear loading garages. Planning Area F will consist of a single-family home and commercial organic farm used for growing

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

vegetables and fruit, the detention pond, and agri-tourism. No animal farming will be permitted in this area.

B) Property Details and Legal Description

The Village at City Park will be located near the intersection Hickman Drive and Easterling Road per Book L202614100. Property includes 10 acres.

SURVEY DESCRIPTION:

TRACT 1: A PART OF THE N1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 86°48'00" EAST, PASSING THROUGH A 3/8" IRON PIN FOUND AT 14.08 FEET AND CONTINUING ANOTHER 635.06 FEET, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP, AND CONTINUING ANOTHER 10.00 FEET FOR A TOTAL OF 659.14 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH 02°20'21" WEST, 332.09 FEE TO A 5/8" IRON PIN FOUND; THENCE NORTH 86°48'03" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 633.15 FEET AND CONTINUING 26.71 FEET, FOR A TOTAL OF 659.86 FEET TO THE WEST LINE THEREOF; THENCE ALONG SAID WEST LINE, NORTH 02°27'47" EAST, 332.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD ON THE WEST SIDE AND A TEN FOOT UTILITY EASEMENT ON THE EAST SIDE THEREOF. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

TRACT 2: THE S1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 86°59'01" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 632.57 FEET AND CONTINUING 27.72 FEET FOR A TOTAL OF 660.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, NORTH

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

02°27'47" EAST, 335.91 FEET; THENCE SOUTH 86°48'03" EAST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 26.71 FEET AND CONTINUING 633.15 FEET, FOR A TOTAL OF 659.86 FEET TO A 5/8" IRON PIN FOUND; THENCE SOUTH 02°23'07" WEST, 333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD ON THE WEST SIDE. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

D) Scope and Concept

The Village at City Park will be a mixed-use development featuring single-family along Easterling and the north half of the development, single-family terrace house residential, townhomes, mixed use commercial and apartments, and a commercial organic farm. The development will include six distinct planning areas, or lot types, each with its own set of design standards and allowed uses. Each of the planning areas is generally based on requirements from various standard zoning districts provided in Pea Ridge's municipal code.

Planning Area A: The area includes single-family residential along Easterling Street and in the north half of the project (Lots 1-8). All homes will be rear loading garages with access from the proposed alleys. The approximate development area is 1.3 acres of single-family housing.

Planning Area B: This area includes terrace house type single family two-story residential homes (Lots 9-32). Typical lot sizes are anticipated to be 35' wide by 102.5' deep. The front yards of these lots will face a greenspace in lieu of a typical street with sidewalks. The approximate development area is 2.5 acres.

Planning Area C: This area includes townhome development. The townhomes will be 3-story with rear loading garages (Lots 33-34). The approximate development area is 0.90 acres.

Planning Area D: This area includes mixed use commercial and apartments. The buildings will be 3-story with the first floor commercial and apartments for the 2nd and 3rd floors (Lots 35-36). The approximate development area is 1.1 acres.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area E: The area includes single-family residential with deeper lots and in the north half of the project (Lots 39-47). All homes will be rear loading garages with access from the proposed alleys. The approximate development area is 2.1 acres of single-family housing.

Planning Area F: This area includes a single-family home, commercial organic farm, and the detention pond. The commercial farm will be fruit and vegetables only and no animal-based farming will be permitted (Lots 37-38). The approximate development area is 1.8 acres.

E) Planning Area Map

A conceptual rendering of the proposed planned development is included with the rezoning materials. This conceptual layout is provided to illustrate the developer's intent for the project, and illustrates proposed general locations of roads, buildings, and other improvements. The final construction plans for improvements within each planning area may differ from what is shown on the exhibit as the project moves through City review and formal design processes.

The locations of the planning areas on the site are illustrated on the following page of this document.

F) Development Standards

This Planned Zoning District shall be governed by the use and development regulations of Pea Ridge Zoning Code except as provided as follows:

Planning Area A: Single-Family Residential

Gross Land Area: ± 1.3 Acres (Lots 1-8)

Lot Dimensions:

Minimum Lot Area: 5,850 square feet per Dwelling Unit

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 80%

Building Setbacks:

Front Building Setback: 15'

Side Building Setback: 5' (Not applicable to side on corner)

Side Building Setback on Corner: 15'

Rear Building Setback: 15'

Building Height: In no case may a building exceed 32 feet in height. Steeples, spires, or other non-inhabited towers, incorporated into a building's architectural features, are categorically excluded from the above-mentioned height limit requirements.

Floor/Area Ratio: 0.80 (Maximum)

Landscaped Buffer: A landscaped buffer, not less than 5 feet wide, will be provided along all property lines.

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 20% of the total surface area of the lot, at least 20% of which will be visible from the rights-of-way of interior streets providing access to this planning area.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area B: Single Family Detached Homes – Terraced Houses

Gross Land Area: ±2.5 Acres (Lots

Lot Dimensions:

Minimum Lot Area: 3,500 sq. ft.

Minimum Lot Width: 35'

Maximum Lot Coverage: 90%

Building Setbacks:

Front Building Setback: 17.5'

Side Building Setback: 10' On One Side, 0' on the other

Side Building Setback on Corner: 7'

Rear Building Setback: 15'

Building Height: No building shall exceed 36 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 36 feet. In no event shall any building exceed 36 feet in height.

Floor/Area Ratio: 0.90 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 10% of the total surface area of the lot.

Density: Development shall not exceed 10 homes/acre in this planning area.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area C: Townhomes

Gross Land Area: ± 0.90 Acres (Lots 33-34)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 17.5'

Side Building Setback: 5'

Side Building Setback on Corner: 10'

Rear Building Setback: 10'

Building Height: No building shall exceed 36 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 36 feet. In no event shall any building exceed 36 feet in height.

Floor/Area Ratio: 0.85 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 15% of the total surface area of the lot.

Planning Area D: Mixed Use Commercial & Apartments

Gross Land Area: ± 1.8 Acres (Lots 35-36)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 5'

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Building Height: No building shall exceed 36 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 36 feet. In no event shall any building exceed 36 feet in height.

Floor/Area Ratio: 0.95 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 5% of the total surface area of the lot.

Planning Area E: Single-Family Residential – Deeper Lots

Gross Land Area: ±2.1 Acres (Lots 39-47)

Lot Dimensions:

Minimum Lot Area: 7,000 square feet per Dwelling Unit

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 60%

Building Setbacks:

Front Building Setback: 20'

Side Building Setback: 5' (Not applicable to side on corner)

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

Building Height: In no case may a building exceed 32 feet in height. Steeples, spires, or other non-inhabited towers, incorporated into a building's architectural features, are categorically excluded from the above-mentioned height limit requirements.

Floor/Area Ratio: 0.60 (Maximum)

Landscaped Buffer: A landscaped buffer, not less than 5 feet wide, will be provided along all property lines.

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 40% of the total surface area of the lot, at least 20% of

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

which will be visible from the rights-of-way of interior streets providing access to this planning area.

Planning Area F: Commercial Farm & Detention Pond

Gross Land Area: \pm 1.8 Acres (Lots 37-38)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 10'

Side Building Setback on Corner: 10'

Rear Building Setback: 20'

Building Height: No buildings allowed other than greenhouses for commercial farming and related agriculture structures and one single family residence for an onsite manager for maintaining the farm and common areas within the entire development.

Floor/Area Ratio: 0.50 (Maximum)

Open Space: Open covering a minimum of 50% of the total surface area of the lot.

G) Open Space and Landscaping

Open spaces and landscaping will be provided throughout the development, and minimum open space/landscaping requirements are included in the development standards for four of the six planning areas.

H) Parking Area Design Standards

All parking shall be designed in accordance with Pea Ridge municipal code, with the exception of 1.5 spaces per unit required for the apartments in Planning Area D.

I) Platting

No building permit shall be issued until a subdivision plat has been approved by the City of Pea Ridge, in compliance with the Planned Zoning District concept and development standards. A subdivision plat will be submitted to the City of Pea Ridge after approval of the PZD. For planning area D, the civil engineering plans associated with the overall subdivision plan shall include this area and will not be subject to a separate planning commission approval.

J) Signs

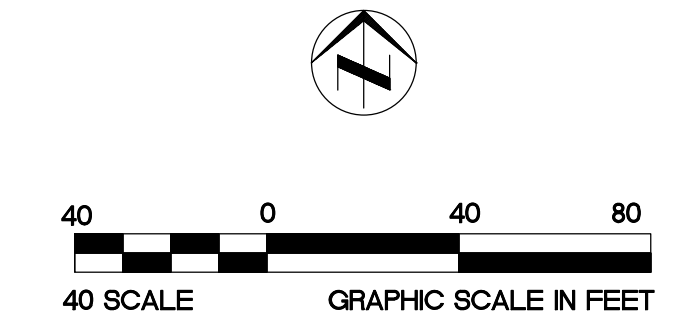
Entrance signs will be placed at primary entrances to the development.

K) Restrictive Covenants

Restrictive covenants will be developed and recorded to provide for the operation and maintenance of the development and maintenance of all common property.

L) Development Timeline

Development of the project will commence as quickly as practical upon approval of construction plans for each planning area. It is anticipated construction of Planning Area A and F will occur first, followed by Planning Area D, then Planning Area B, and lastly, Planning Area E.

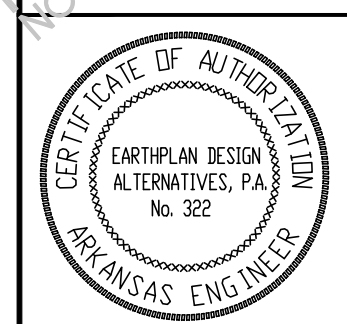
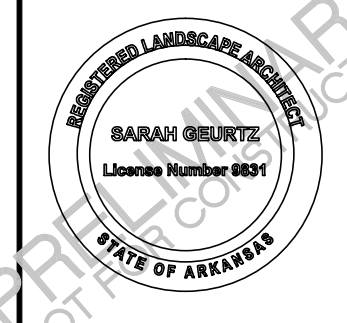


*** THIS DRAWING IS REPRESENTATIVE IN NATURE. IT HAS NOT HAD THE BENEFIT OF FULL DESIGN OR MUNICIPALITY REVIEW. IT IS FOR THE PZD SUBMITTAL KNOWN AS THE VILLAGE AT CITY PARK. ONCE FULL DESIGN PLANS OCCUR, THE SITE'S LAYOUT AND LANDSCAPE PLAN WILL BE ABLE TO BE FULLY DEVELOPED. ***

NOTE:
REFER TO THE PLANNING AREA MAP SUBMITTED WITH THIS PZD SUBMITTAL FOR FURTHER CLARIFICATION REGARDING THE PLANNING AREA BLOCKS

DATE	#	REVISION DESC.

DRAWN BY:	SDG	CHECKED BY:	050826
DRAWING CREATION DATE:	12651	JOB NUMBER:	
P: PROJECTS\2651\DWG\2651_2_RENDERED			
LAST SAVED: 5/11/2026 11:08 AM			
PLOT DATE: 5/11/2026 11:08 AM			



PZD RENDERED CONCEPTUAL
THE VILLAGE AT CITY PARK
PEA RIDGE, ARKANSAS

Earthplan Design Alternatives, PA
 (479) 758-1266
 www.eda-pa.com

813 W Meadow Ave
Springdale, Arkansas 72764

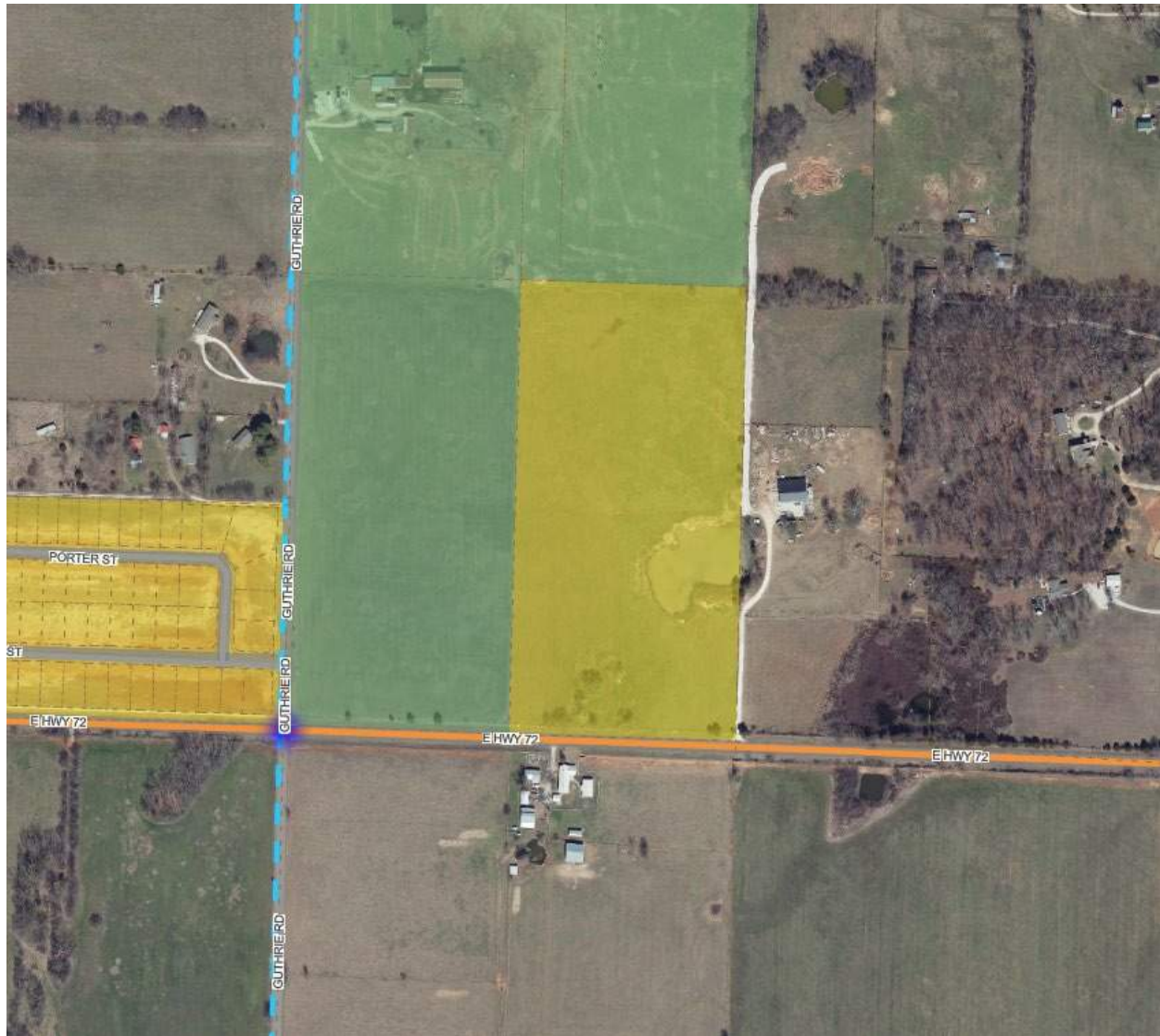


STAFF REPORT

Riverstone Farms - Final Plat

Location:	Approximately 675 east of the intersection of East Pickens Road and Guthrie Road
Current Zoning:	R-2, Medium Density Residential
Land Use Designation:	RS, Residential Subdivision
Owner/Applicant:	Redstone Properties of NWA, LLC/Expedient Civil Engineering, LLC

Vicinity Map (illustrative only):



Property Description

The subject property is located along East Pickens Road (former Highway 72), approximately 675’ east of the intersection of East Pickens Road and Guthrie Road, being parcel number(s) 13-00014-550. The property is presently zoned R-2, Medium Density Residential, with a Future Land Use designation of RS, Residential Subdivision. Adjacent zoning districts include A, Agriculture to the North and West and unincorporated Benton County to the East and South. Adjacent land use designations include MUN, Mixed Use Neighborhood to the East and South; PR, Parks and Recreation to the North and East; and IP, Institutional to the East. The property is presently under development as a single-family subdivision. This property has direct access to East Pickens Road.

Project Description

The applicant is proposing a Final Plat for Riverstone Farms Subdivision that consists of 62 lots, one of which is set aside for stormwater. The subdivision establishes new public streets to service the residential lots and dedicates sufficient right-of-way and easements for access and utility services. A stub out is provided at the northeast corner of the site for future connectivity.

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
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

