



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
August 4, 2026 | 6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. July 7, 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
 - 2. **Bone Properties, LLC - Rezoning**
153 Hallack Lane
C-1, Neighborhood Commercial to C-2, General Commercial
 - 3. **Subdivision Edge Treatment - Text Amendment**
 - 4. **Table of Uses - Text Amendment**
- VI. Old 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. **Coincidental Lots - Text Amendment**
- VII. New Business**
 - 1. **Bone Properties, LLC - Rezoning**
153 Hallack Lane
C-1, Neighborhood Commercial to C-2, General Commercial
 - 2. **Rolling Meadows Subdivision Phase 3 - Plat Extension**
Approximately 150' east of the intersection of Lee Town Road and Rickett Street
 - 3. **Subdivision Edge Treatment - Text Amendment**
 - 4. **Table of Uses - Text Amendment**
- VIII. Other Business**
- IX. Board of Adjustments**

X. Adjourn

Agenda subject to change up to 24 hours prior to the meeting.

**Planning Commission
Board of Adjustment
July 7, 2026
6:00 PM**

1. Call to order

The July 7, 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 June 2, 2026, Planning Commission Meeting.

Commissioner Wilhelm moved, seconded by Commissioner Wendel, to approve the June 2, 2026, minutes.

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 the June 2, 2026, meeting minutes passed 7 in favor.

4. Announcements

Mr. Stanton stated that Item 3 under new business – Coincidental Lots – be tabled to the August meeting pending additional changes.

5. Public Hearings

Chairperson Rooney opened the Public Hearing and welcomed public comments.

Village at City Park – Planned Zoning Development

Northeast corner of Easterling Road and Hickman Drive
A, Agriculture to PZD, Planned Zoning District

Jason Ingalls, Expedient Engineering, 1900 Suits Us Drive, Bella Vista, Arkansas, provided a summary of the proposal.

Stephanie Kotouc, 2523 Turner Way, stood to speak on the item. She stated concerns about the location of the proposal, the city's timeline for road improvements, safety, and access to the property.

Kimberly Gresham, 2460 Barnes Circle, spoke on the item. She stated concerns that the city was losing its charm and greenspace, street infrastructure, and school infrastructure. Requests green screen if it is approved.

David Gresham, 2460 Barnes Circle, spoke on the item. He stated concerns about declining property values due to traffic and growing too fast.

Melanie Hobson, 2289 Hayden Road, spoke on the item. She stated concerns about compatibility with the area, traffic at City Park, parking, and construction-related nuisances.

Craig Hobson, 2289 Hayden Road, spoke on the item. He stated information regarding the city's identity, heritage, history, and concerns with the PZD being incompatible.

Christina Hutchinson, 2380 Barnes Circle, spoke on the item. She stated concerns with stormwater, location, traffic, selling off part of the park, and privacy invasion.

Mike Manhart, 2405 Barnes Circle, spoke on the item. He stated concerns with growth and incompatibility.

Nikki Gastineau, 349 Gates Lane, spoke on the item. She stated concerns with the potential for Airbnbs next to the park where someone could kidnap a child, traffic, schools, and loss of land.

Texas NH Management LLC – Rezone

1511 Slack Street

R-2, Medium Density Residential to C-2, General Commercial

Keri Timmons, 1500 Chitwood Street, spoke on the item. She stated concerns with the maintenance of the property.

Coincidental Lots – Text Amendment

No comments were given.

Chairperson Rooney closed the public hearing.

6. Old Business

None.

7. New Business

Village at City Park – Planned Zoning Development

Northeast corner of Easterling Road and Hickman Drive

A, Agriculture to PZD, Planned Zoning District

Mr. Stanton gave an overview regarding the PZD process and stated the dates of the following Work Session.

Vice Chairperson Dr. Sherman stated that the Planning Commission was not able to have discussion on the item as the public hearing needed to be held first.

Mr. Ingalls was invited back up to speak by the Commission. He stated that PZDs allow for unique projects. He stated that the density allowed in R-2 is about 5 units an acre, and the PZD proposed would be about 7.2 units per acre. He stated that the PZD would be holding 20% of the area as greenspace in

accordance with the PZD ordinance. He stated that the impact fees passed by the City do help address and fund improvements to infrastructure. He discussed the ramifications of growth, and discussed working with the neighbors and commissioners.

Commissioner Harris asked how many units were in the development.

Mr. Ingalls stated there were 47 lots, 45 single-family and about 20 apartments. He stated one change they made was to consolidate their mixed-use building and push it further from the existing homes. He stated no traffic study had been done yet.

Tadd Peterson, 2313 Patterson Lane, with the development team, stated that no traffic study had been conducted since school was not in session.

Mr. Ingalls stated the process for building the development.

Mr. Peterson stated that the project was designed with child safety and play in mind through having greenspace out front of the homes.

Commissioner Stokes asked about parking ratios.

Mr. Ingalls stated that additional parking would likely be added at a later date.

Vice-chairperson Dr. Sherman stated she would like to see additional commercial added.

Commissioner Harris asked about the pond sizing.

Mr. Ingalls stated that they have looked at preliminary numbers for the sizing.

Commissioner Stokes talked about detention vs. retention ponds.

Vice-chairperson Dr. Sherman stated that the city needs to be sure that ponds are being built correctly and function properly.

Chairperson Rooney asked if the city would be correcting improperly functioning ponds.

Mr. Stanton stated that in some cases maintenance bonds can be used to correct deficiencies. He also stated that the city adopted a new drainage manual with higher engineering standards.

Commissioner Wendel asked about property ownership and management.

Mr. Ingalls stated there would be a groundskeeper.

Vice-chairperson Dr. Sherman asked if any units would be built to be a short-term rental.

Mr. Peterson stated that there may be some short-term rentals. He also stated that the development was intended to support local entrepreneurship and agriculture, which he stated addresses the heritage and culture of Pea Ridge.

Commissioner Stokes asked if any house could be a short-term rental in Pea Ridge.

Mr. Stanton stated yes, the city has no prohibitions or restrictions.

Commissioner Harris asked about alcohol near the city park.

Mr. Stanton stated that there is a state law restriction on packaged sale of liquor near a city park.

Commissioner Harris asked about the half-street improvement.

Mr. Ingalls stated that they would follow the alignment of Easterling Road and would likely pave both sides in lieu of stormwater and curb and gutter.

Vice-chairperson Dr. Sherman asked what the need is for a traffic study if we already know the issues.

Mr. Stanton explained the purpose of the study in having the city make requirements of the development.

Commissioner Harris asked if the problem intersections would be on the STIP.

Mr. Stanton stated that the roads in question would no longer be in the STIP as they are not state roads anymore.

Mr. Ingalls stated that the PZD could be approved but that doesn't guarantee a plat would be approved.

Mr. Stanton stated that conditions cannot be added to a rezoning approval.

Chairperson Rooney motions, seconded by Commissioner Wendel, to table the PZD.

Votes:

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

The motion to table passed 7 in favor.

Texas NH Management LLC – Rezone

1511 Slack Street

R-2, Medium Density Residential to C-2, General Commercial

Commissioner Harris asked about the requirements for buffering between commercial and residential.

Mr. Stanton discussed the residential compatibility standards and the buffer requirements.

Vice-chairperson Dr. Sherman stated there would be upgrades to Ross Salvage Road.

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Wilhem, to approve the Texas NH Management LLC rezone.

Votes:

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

Commissioner Adam Stokes	Yes
Commissioner Morgan Harris	Yes

The motion to approve passed 7 in favor.

Coincidental Lots – Text Amendment

Vice-chairperson Dr. Sherman moved, seconded by Commissioner Wendel, to table the coincidental lots text amendment.

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 table passed 7 in favor.

8. Other Business

None.

9. 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 request further meets the intent of the MUN land use category by providing for a mix of residential unit types and commercial that provides services for those residents.

The proposed PZD provides 48 total lots in 6 Planning Areas. Each Planning Area functions as a quasi-zoning district within the PZD with distinct setback, floor-area ratios, and lot area and dimension requirements. There are 3 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 and garden-style or terraced homes (zero lot line). 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 residential above. These lots also front the park property. One lot is to be two stories, the second lot is proposed to be 3 stories.

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.

This proposal also meets several goals and strategies of the adopted Open Space & Parks Master Plan. A stated goal of the Open Space & Parks Master Plan is to “maximize the economic potential of Pea Ridge’s parks and open spaces by positioning them as key tourism destinations, supporting local businesses near parks, and promoting health-focused amenities and programs.” Additionally, Strategy 2 of the Support Economic Development goal “encourage[s] the establishment of neighborhood-scale retail spaces, food trucks, and pop-up services, transforming parks into vibrant community hubs that support both recreation and commerce.”

Since the previous submittal, several changes have been proposed by the applicant:

1. Reduction in unit count due to removal of the southeastern-most mixed-use commercial lot. Only one building is now proposed along the park frontage and it is setback further, 100 feet, from the southern property line.
2. Townhomes have been removed and replaced with a 2-story mixed-use building. It is setback even further away from the south property line than the 3-story building.
3. Additional greenspace has been added through a park to the south of the 2-story mixed-use building.

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, consistency with the goals and strategies for the Open Space & Parks Master Plan, and the consistency with the Future Land Use Map, staff recommends approval of the PZD zoning request.

Supplemental Information

Ch. 14.04.05 District Regulations

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

Future Land Use Categories:

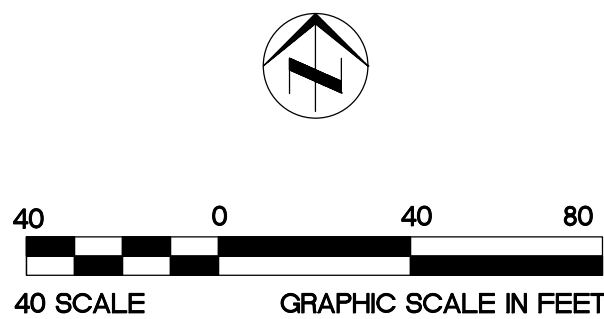
MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
<u>ZONING DISTRICTS</u>						
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



LEGEND	
	SINGLE-FAMILY RESIDENTIAL
	SINGLE FAMILY DETACHED HOMES -TERRACED HOUSES
	MIXED-USE (1ST FLOOR RETAIL, 2ND & 3RD FLOORS RESIDENTIAL)
	MIXED-USE (1ST FLOOR COMMERCIAL, 2ND STORY RESIDENTIAL)
	SINGLE-FAMILY RESIDENTIAL-DEEPER LOTS
	MARKET FARM AND HOMESTEAD



- NOTES
1. 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.
 2. REFER TO THE PLANNING AREA MAP SUBMITTED WITH THE ASSOCIATED PZD RATIONALE DOCUMENT FOR FURTHER CLARIFICATION REGARDING THE PLANNING AREA BLOCKS

NOT FOR CONSTRUCTION

Earthplan Design Alternatives, PA
813 W Meadow Ave
Springdale, Arkansas 72764
(479) 756-1266
www.eda-pa.com

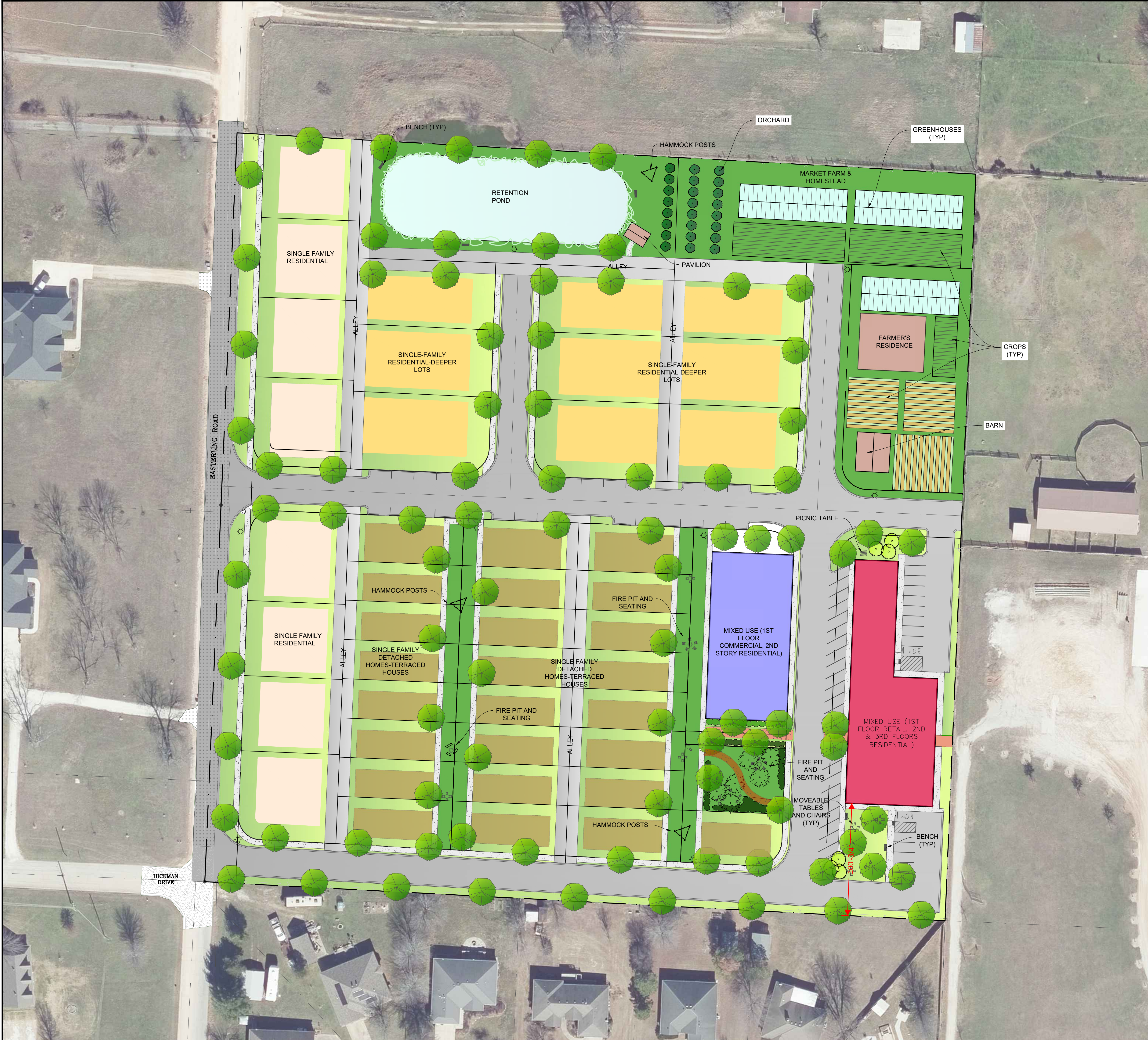
THE VILLAGE AT CITY PARK
PEA RIDGE, ARKANSAS

PZD RENDERED CONCEPTUAL

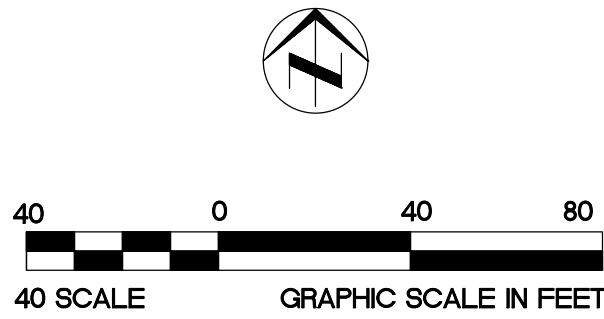
CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN
ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

REGISTERED LANDSCAPE ARCHITECT
SARAH GRUNTZ
License Number 6887
STATE OF ARKANSAS

DATE	#	REVISION	DESC.
05/08/26	050826		
CHECKED BY:	SDG	DRAWING CREATION DATE:	2651
DRAWN BY:		JOB NUMBER:	2651
		P: PROJECTS\2651\001\2651.2_RENDERED	
		LAST SAVED: 7/20/2026 8:55 AM	
		PLOT DATE: 7/20/2026 8:57 AM	



LEGEND	
	SINGLE-FAMILY RESIDENTIAL
	SINGLE FAMILY DETACHED HOMES -TERRACED HOUSES
	MIXED-USE (1ST FLOOR RETAIL, 2ND & 3RD FLOORS RESIDENTIAL)
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NOT FOR CONSTRUCTION

DATE

#

REVISION DESC.

CHECKED BY:

SDG

DRAWN BY:

BY:

DRAWING CREATION DATE:

050826

JOB NUMBER:

2651

P: PROJECTS\2651\001\2651_2_RENDERED

LAST SAVE: 7/20/2026 8:55 AM

PLT DATE: 7/20/2026 8:57 AM

REGISTERED LANDSCAPE ARCHITECT

SARAH GRUNTZ

License Number 6887

STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION

EARTHPLAN DESIGN

ALTERNATIVES, PA

No. 322

ARKANSAS ENGINEER

PZD RENDERED CONCEPTUAL

THE VILLAGE AT CITY PARK

PEA RIDGE, ARKANSAS

Earthplan Design Alternatives, PA

EDA

813 W Meadow Ave

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Re: The Village at City Park
ATTN: Annette Beard
Pea Ridge Times
July 19, 2026

To the Editor:

Arkansas is facing a food-access crisis that should change how we think about community development. New findings from the Arkansas Health Survey show that 28.8% of adult Arkansans—approximately 688,000 people in rural and urban communities—lack consistent, reliable access to the nutritious food needed for an active, healthy life. That is not a marginal problem. It is a statewide challenge touching health, household stability, school, work, and the long-term resilience of our communities.

Food insecurity is not only a question of whether food exists. It is also a question of access and affordability: where food is sold, how far families must travel to reach it, how many intermediaries stand between a farm and a household, whether local farmers have dependable customers, and whether productive land can remain economically viable. Those are land-use and real estate questions as much as they are agricultural questions.

Recent opposition to The Village at City Park describes the proposal as an incompatible development that would strain services, diminish small-town character, and remove productive farmland. Those concerns deserve a factual response. The project is designed around the opposite premise: real estate development should be structured to conserve land, shorten the distance between people and food, provide goods and services, support working farmers, and make healthy food a visible part of everyday neighborhood life. In other words, it takes a village.

The Village at City Park will utilize real estate development as a mechanism for food-systems change. A 1.14-acre organic market farm, greenhouses, perennials, a farm store and aggregation channel, education, and seasonal programming are integrated with homes, neighborhood retail, shared green spaces, and City Park access. Housing creates a nearby customer base. Walkability brings food within a short trip for residents and surrounding neighbors. Greenhouses and high tunnels extend the growing season. Direct sales, produce subscriptions, and aggregation with regional growers can reduce distribution barriers and create more dependable routes to fresh food. No single development will solve Arkansas food insecurity, but development can either deepen the distance between people and food or help close it.

This approach is grounded in operating experience. I co-founded Yellowbird Foodshed to connect regional farmers with households and institutional markets. I founded and directed Seminary Hill Farm, integrating farming, hospitality, education, and community programming. I also helped shape agriculture-centered real estate developments at Armistead, Aberdeen Farm, and Red Barn. Each reinforced the same lesson: preserving acreage on a plan is not enough. A farm endures when production is connected to customers, sales channels, and complementary businesses.

The opposition warns of lost farmland, yet conventional sprawl is a major long-term threat to farmland at the edge of growing communities. Low-density expansion consumes more acreage per household and stretches roads and utilities farther. The Village at City Park instead

Re: The Village at City Park
ATTN: Annette Beard
Pea Ridge Times
July 19, 2026

concentrates compatible uses in a connected, walkable pattern, preserving meaningful land for agriculture and open space.

The Village housing plan is less about an abstract promise of affordability or luxury and more about practical, low-maintenance living. Terraced homes, single-family homes, and mixed-use residences serve families, professionals, and people wishing to downsize. Smaller yards, shared landscapes, green spaces, and walkable connections reduce maintenance demands and place residents close to City Park, the farm, food retail, recreation, and neighborhood services. It also encourages front-porch living and a shared sense of community.

The latest planning area map and rendering will demonstrate that the team has listened to the public and neighboring-property concerns. It shows two access points—Easterling Road and Hickman Drive. Conventional and deeper single-family lots transition along sensitive edges, while terraced homes are concentrated internally. Mixed-use are clustered in the southeast, with setbacks of more than twice the city ordinance, and parking inside rather than lining City Park frontage. Perimeter landscaping, a stormwater retention pond, internal alleys, shared greens, and a distinct farm district with greenhouses, orchard, crops, and community barn respond to compatibility, circulation, drainage, buffering, and nearby neighbors.

Traffic safety, emergency access, utilities, drainage, lighting, and noise are legitimate subjects that will be resolved by engineering, design, and the city. The development team supports standards that protect neighbors and the public. Concerns that can be addressed through design and conditions of approval should not become a blanket conclusion that mixed-use planning is inherently unsafe. Or unwanted.

Small-town character should not be defined by separation and car dependence alone. Pea Ridge's identity also includes agriculture, neighborliness, local enterprise, and outdoor life. A village organized around porches, trees, shared spaces, a park, a working farm, and complimentary local businesses can reinforce that identity. The goal is a complete, walkable neighborhood rooted in the agricultural character residents want to preserve.

The City of Pea Ridge's 2025 Open Space and Parks Master Plan key findings for economic growth (pg. 47) describe developing neighborhood scale hubs for commercial growth... "by strategically placing parks, active recreation, and event areas near commercial spaces, Pea Ridge can foster vibrant community-oriented hubs." The Village proposes a replicable concept: use development economics to protect agriculture, build markets for farmers, improve food access, create opportunities for more affordable direct purchasing and local business development, and limit farmland-consuming sprawl. Responsible development should make a community healthier, more connected, and more resilient. That is the standard we are working to meet in Pea Ridge.

Tadd Petersen
The Village at City Park

**Development Plan for
THE VILLAGE AT CITY PARK
A Planned Zoning Development in
Pea Ridge, Arkansas
July 7, 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 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” – Two-Story Commercial
- 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 row 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 two-story commercial

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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 commercial farm used for growing vegetables and food, 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 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 row house residential, townhomes, mixed use commercial and apartments, and a commercial garden. 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 & 35). 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 2.7 acres.

Planning Area C: This area includes two-story commercial (Lot 33). The approximate development area is 0.90 acres.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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 (Lot 36). The approximate development area is 1.1 acres.

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 commercial farm and the detention pond. The commercial farm will be food and vegetables only and no animal-based farms will be permitted (Lots 37-38 & 34). The approximate development area is 2 acres.

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 on 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: ±2.7 Acres (Lots 9-25 & 35)

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 35 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: Two-Story Commercial

Gross Land Area: ± 0.50 Acres (Lot 33)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 15'

Side Building Setback: 5'

Side Building Setback on Corner: 10'

Rear Building Setback: 10'

Building Height: No building shall exceed 30 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 30 feet. In no event shall any building exceed 32 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 D: Mixed Use Commercial & Apartments

Gross Land Area: ± 1.1 Acres (Lot 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 35 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: ± 2 Acres (Lots 34 & 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 one farmer 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

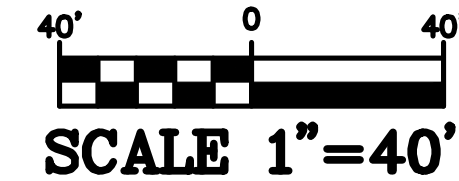
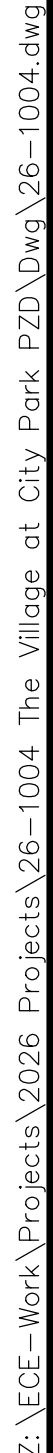
Entrance signs will be placed at primary entrances to the development.

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.



LEGEND

- ENGINEER:

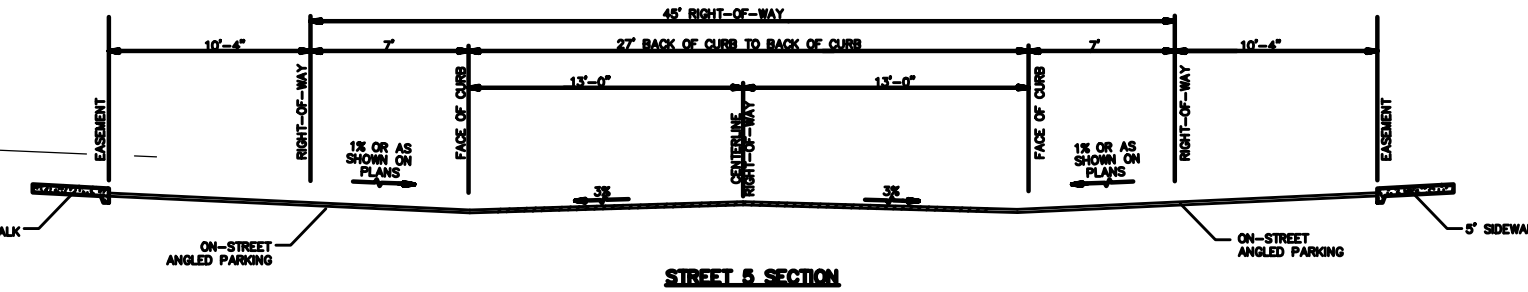
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

OCHEL TOV, LLC
13597 ADMIRAL LANE
ROGERS, AR 72756
(479) 879-5903

PROPOSED ZONING:
PZD (PLANNED ZONING DISTRICT)

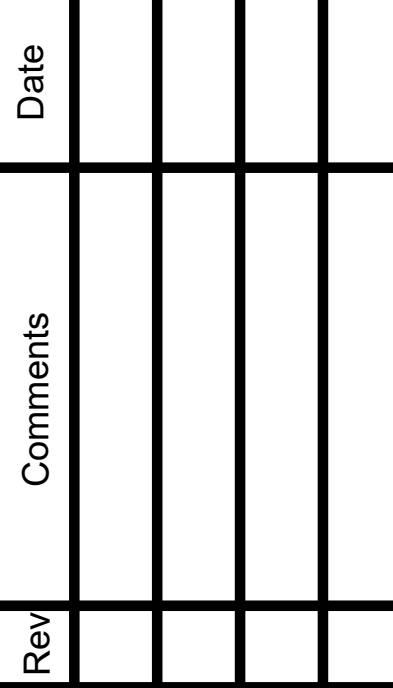
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P.O.B. S' SIDEWALK
 AS-SURVEYED TRACT 2
 SE COR.
 S1/2 SW1/4 SW1/4 NE1/4
 5/8" IPF RD4
 N:782,264.653(usft.)
 E:688,923.175(usft.)
 LAT:N36°27'50.28"
 LON:W094°07'11.97"
 CONV: -01°14'01"



Know what's below.
Call before you dig.



NOT FOR CONSTRUCTION

THE VILLAGE AT CITY PARK PZD

15658 EASTERLING ROAD
PEA RIDGE, AR

OCHEL TOV, LLC
13597 ADMIRAL LANE, ROGERS, AR 72756



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE
7/27/2026

JOB NUMBER
P25-51

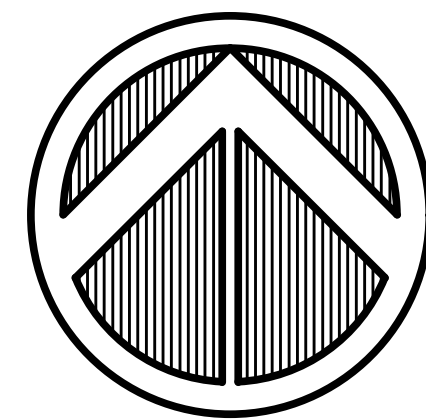
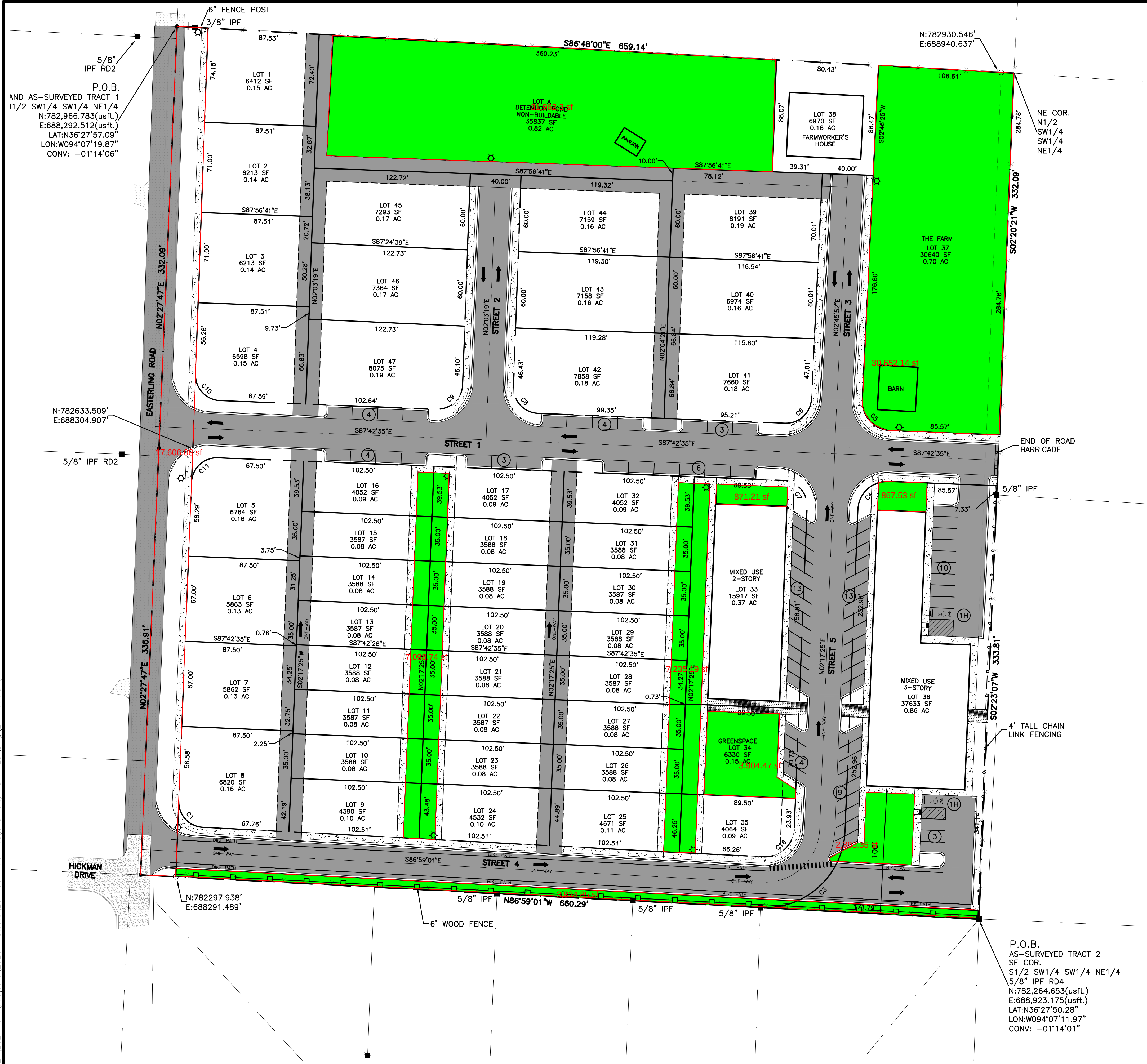
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STREET SECTIONS

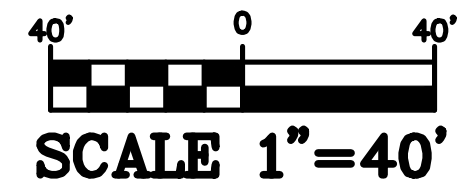
File No.
26-1004.dwg

1 OF 1

Z:\ECE-Work\Projects\2026 Projects\26-1004 The Village at City Park PZD\Drawings\26-1004.dwg



NORTH



SCALE 1"=40'

LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING BARBED WIRE FENCE	
EXISTING ASPHALT	
EXISTING GRAVEL	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED ASPHALT	
PROPOSED SIGN	
PROPOSED STREET LIGHT	
PROPOSED EASEMENT	
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
PEDESTRIAN EASEMENT	P.E.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

OCHEL TOV, LLC
13597 ADMIRAL LANE
ROGERS, AR 72756
(479) 879-5903

PROPOSED ZONING:
PZD (PLANNED ZONING DISTRICT)

NOT FOR CONSTRUCTION

Date	
Comments	
Rev	
THE VILLAGE AT CITY PARK PZD	
15658 EASTERLING ROAD	
PEA RIDGE, AR	
OCHEL TOV, LLC	
13597 ADMIRAL LANE, ROGERS, AR 72756	
DRAWN BY: JEI	
CHECKED BY: JEI	
DATE 7/27/2026	
JOB NUMBER P25-51	
SHEET NAME	
PLANNING AREA MAP	
File No. 26-1004.dwg	
1 OF 1	

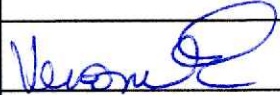
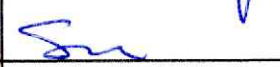
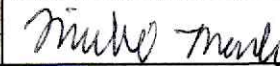
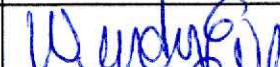
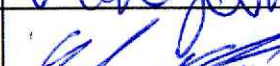
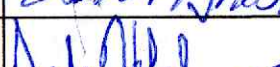
REZONING PROTEST PETITION 5.29.26

The Village at City Park - Proposed Planned Zoning District (PZD) 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.

We, the undersigned residents and property owners of Pea Ridge/Benton County, Arkansas, oppose the rezoning and proposed high density mixed-use PZD development at 15658 Easterling Road, Pea Ridge, AR 72751. Parcel Number 18-07895-000 & 18-07896-000, County: Benton County, Owner (per latest record): Ochel Tov LLC & Andelman Holdings LLC. Acreage: 5.06 acres (Sec-Twp-Rng: 25-21-30-Rural) & 5.03 acres, (Sec-Twp-Rng: 25-21-30-Rural)

Legal Description per parcel number from AR County Data directly below. Then below that, is the Legal Description and Property details as provided by owners, Ochel Tov LLC & Andelman Holdings LLC, to the City of Pea Ridge.

#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
11	Veronica Engen		5/31/2026	2480 Barnes Cir	710-1556 (479)
12	Gary Norris		5-31-26	2445 Barnes Cir	479-256-9348
13	Mike Blingh		5/31/26	2485 Barnes Cir	479-531-0416
14	Sherrick Manhart		5/31/26	2405 Barnes Cir	479-644-9218
15	Michael Manhart		5/31/26	2405 Barnes Cir	"
16	ROBERT EVANS		5/31/26	2360 BARNES CIR	479-655-3437
17	Wendy Evans		5/31/26	2360 Barnes Cir.	479-531-5433
18	Joseph Hutchinson		6-1-26	2380 Barnes Cir	479-640-9508
19	DAVID GRESHAM		6-1-26	2460 Barnes Cir	479-530-1601
20	Josh Huffman		6/1/26	2425 Barnes Circle	501-827-4768

REZONING PROTEST PETITION 5.29.26

The Village at City Park - Proposed Planned Zoning District (PZD) in north Pea Ridge. The project will be located on 10 acres directly west of the Pea Ridge City Park.

The purpose of the project is to create a mixed-use neighborhood (MUN) development featuring detached single-family homes, flexible multi-family tracts, mixed-use commercial and residential homes of four various types for sale, and a commercial organic farm.

We, the undersigned residents and property owners of Pea Ridge/Benton County, Arkansas, oppose the rezoning and proposed higher density mixed-use/multi-use PZD development at 15658 Easterling Road, Pea Ridge, AR 72751. Parcel Number 18-07895-000 & 18-07896-000, County: Benton County, Owner (per latest record): Ochel Tov LLC & Andelman Holdings LLC. Acreage: 5.06 acres (Sec-Twp-Rng: 25-21-30-Rural) & 5.03 acres,(Sec-Twp-Rng: 25-21-30-Rural)

We urge the City to uphold the City of Pea Ridge Comprehensive Land Use Plan 2021 and Open Space & Parks Master Plan, to protect established neighborhoods, and ensure that annexation and zoning decisions reflect the long-term interests of the entire community.

Legal Description per parcel number from AR County Data directly below. Then below that, is the Legal Description and Property details as provided by owners, Ochel Tov LLC & Andelman Holdings LLC, to the City of Pea Ridge.

Parcel Number 18-07895-00

Legal Description from AR County Data Real Estate Search:
PART OF THE N½ OF THE SW¼ OF THE SW¼ OF THE NE¼ OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE SAID N½ OF THE SW¼ OF THE SW¼ OF THE NE¼; RUN THENCE SOUTH 332.09 FEET; THENCE EAST 660 FEET; THENCE NORTH 332.09 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING. SUBJECT TO COUNTY ROAD ON THE WEST SIDE AND A TEN FOOT UTILITY EASEMENT ON THE EAST SIDE THEREOF.

Parcel Number 18-07896-00

Legal Description from AR County Data Real Estate Search:
THE SOUTH ½ OF THE SW ¼ OF THE SW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 21
NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. SUBJECT TO COUNTY ROAD ON
THE WEST SIDE THEREOF.

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 FEET 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.

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REZONING PROTEST PETITION 5.29.26			
The Village at City Park - Proposed Planned Zoning District (PZD) in north Pea Ridge. The project will be located on 10 acres directly west of the Pea Ridge City Park.			
The purpose of the project is to create a mixed-use neighborhood (MUN) development featuring detached single-family homes, flexible multi-family tracts, mixed-use commercial and residential homes of four various types for sale, and a commercial organic farm.			
KEY ARGUMENTS: (some updates included here since process began)	This level of density from the PZD / MUN, includes commercial use directly opposing the City's Comprehensive Land Use Plan / Future Land Use Map, as well as the Parks Department assessment done in 2024. All arguments within developer packet and City Staff Report in "Relationship to the Comprehensive Use Plan" Items 1-10, are exactly why we feel this is NOT consistent with the City's plans, land use and maps. City Staff Report reference was in original packet provided to Planning Commissioners.		
	The rezoning does not serve the public health, safety or welfare. The proposal does not address community needs, infrastructure capacity, or compatibility with the surrounding area.		
	Dangerous and insufficient roads: The traffic into and out of one drive on a blind curve (Hayden Rd.) on a very busy road, in a single family development area does not fit safety needs of community.		
	Traffic Congestion: Injecting commercial and residential traffic into rural two-lane roads creates bottlenecks and safety hazards for drivers. All routes in and out of this area create an untenable situation that essentially "traps" residents. Hickman is barely usable, and with long delayed repair and attention to it, along with a forthcoming fire department (now learned it will be elsewhere), we cannot use that route out of our neighborhoods, due to repeated damage to our vehicles. To leave Easterling/Chapman Roads to exit onto Hwy 265 (now owned by the City instead of the State), is a blind curve and not fit for ongoing large scale development construction, 150+ vehicles for new tenants were it to be built, plus commercial traffic and farm equipment and deliveries. Any plans by the City will not occur for another 3-6 years upon initial conversations after the first Public Hearing. Planning per the STIP report from the State of Arkansas shows our major intersections affecting this area in question, won't begin planning until 2029/2030. Then, action forward will occur. The STIP report included Job # 090775 regarding the 94/265/Weston Rd intersection in front of the Junior High School, which directly affects access to and from the City Park and neighbors where the PZD is proposed. Won't begin planning until 2029. Completion is to be determined after this. Concerns of alternative routes while any newly formed plans by the City are of great concern, as well.		
	Estimated current traffic from county residents further North along Easterling can average at least 30 vehicles or more per morning and evening. Add this to the above estimates, and it creates further issues. A road study was conducted sometime within the last year by the R-3 rezoned property two lots north of the City Park along Hayden, and the numbers reflect a concerning numbers as it is. Will aim to provide this information found when this location was on the real estate market.		
	Intersection of Hwy 265 & Hwy 94 (Pickens), MUST be corrected BEFORE any commercial and higher density development occurs. If following the City's own vision and plans, the location of this proposed PZD is unfit and would create a cascade of ongoing issues for years to come.		
	Substantial strain on city infrastructure, utilities, and public services. This area is not conducive to the amount of preparation and long term effects for the City and adjacent and nearby neighbors.		
	Proposed commercial businesses facing the City Park: the park is not built to handle the traffic (at the city's expense or for children's safety). Have learned as of late July 2026, of the draft plans with the Parks Department, to create parking directly in front of the proposed PZD walkable access point to their commercial building on version 3 of PZD Draft Plans. Funneling commercial traffic in and out of the Park does not follow our City's Plans of open space and safety. Next to this parking lot of 25 spaces, would be two pickleball courts and two basketball courts, to warrant the parking. These plans are not unrelated. Cost-sharing and joint efforts for improvements are understandable, as our Park could use some further improvements. But all cascade effects are worth seriously reviewing and considering for the long term enjoyment and safety of the citizens of Pea Ridge.		
	No Public Hearing Notice certified letters had been sent or received by property owners per ordinances prior to the first Public Hearing ahead of June 2, 2026 Public Hearing at Planning Commission Meeting at 6pm City Hall.		
	No Public Hearing Notice posted on the City website.		
	No Public Hearing Notice signs on the property ahead of June 2, 2026 Public Hearing at Planning Commission Meeting at 6pm City Hall		
	No Public Hearing Notice published in the newspaper within the appropriate 7-15 days prior to hearing. It was published online and in print 6 days prior on Wednesday, May 27, 2026 (Pea Ridge Times). It then was an article, and not an official Public Hearing Notice.		
	Upon request for information from City Hall, this activity seemed to prompt them to eventually post one physical sign as of Friday, 5.29.26, under the 15 day requirement to the public hearing on June 2, 2026.		
	Noise & Light pollution, in agricultural and single family home area, as well as by the City Park, which would interfere with the Parks Department's renewed efforts and events, along with traffic and parking issues at the City Park.		
	The proposed "Agricultural District" would only house 2 or 3 greenhouses, just enough to claim this use. This is not a truly compatible use of land in this particular location. The city has many other properly equipped areas to accommodate such plans. This space is 1.14 acres but also includes the detention/retention pond, which cannot be used in the calculation of green/open space as claimed.		
	High density residences, plus commercial plus agricultural uses, do not align with the City's vision, plans, or choice of location, as surrounding homes are R-1 or agricultural. Mixed or Multi-Use developments are not indicated on the Future Land Use map for this particular location, as it is still part of Benton County, and not within Pea Ridge city limits.		
	Using the City Park as a selling point for prospective buyers/renters, as an amenity, seems like a potential issue for both the City, its residents, planners, and developer.		

REZONING PROTEST PETITION 5.29.26					
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	Speculative Developer Uncertainty: Approving higher-density multi-use neighborhood (MUN) PZD zoning before proven market demand exists can result in unfinished or abandoned properties ("zombie developments") that blight the rural edge. Current ongoing housing being built of all densities are no longer selling or renting to being built to completion, and are sitting unfinished or empty in town. The slowing of the market should be considered. The City should address the road improvements, infrastructure and city amenities in progress before continuing to approve developments as they come in.				
	Concerns regarding effects to property values for many in the vicinity, especially directly touching the PZD and across the street from the PZD.				
	Spot Zoning: When the city changes zoning for a single parcel (or a very small area) in a way that benefits one owner rather than advancing the community's adopted plans, it raises legal, ethical, and planning red flags. Conflicts with comprehensive plans, benefits private party over public, creates an island of zoning, lacks rational basis, harms adjacent property owners with increased traffic, noise, drainage impacts, etc. Current example exists two or three lots north of City Park along Hayden Rd, where a property was annexed in then rezoned as R-3. Then after the fact, further annexation of existing homes along that corridor occurred, as well as homes along Easterling facing property at hand. Due to inconsistent maps presented on the city's website, it is unclear the order of events regarding this concern. Meeting minutes are vague enough to create barriers to finding all information in relation. Also, as late as July 10, after two attempts to inform the city that 6 months of meeting minutes were not on the city website, we then were able to access all minutes without requesting through email.				
	Municipal Budget Deficits: The long-term costs of installing, updating, and/or maintaining new utility pipelines, roads, and public services frequently outweigh the tax revenue generated by multi-use density on the town's edge.				
	Strain on Emergency Services: Expanding police, fire, and medical response to a newly populated suburban/urban sector forces small-town departments to stretch limited resources				
	Erosion of Small-Town Character: Drastically increasing density and allowing vertical mixed-use buildings clash with the aesthetic and quiet scale of a small town, drawing opposition to rapid over-development. As of July 28, 2026, the Community Survey Results reiterate the desire to find a way to maintain some level of heritage. This would also align with the City and Mayors vision, per the website.				
	Loss of Prime Farmland: Converting agricultural plots into higher density development with little green space, permanently removes productive soil from the local food system and damages the area's rural character.				
	Environmental Imbalance: Paving over open, natural acreage destroys wildlife habitats, eliminates natural storm-water absorption, and increases localized runoff and flooding risks				
	Concern the developer is poised to bypass local intent upon overwhelming local opposition, will pull efforts to work with the City to bypass city standards and regulations, as well as go around the City, and to the County as a regulatory loophole.				
	(continue to last page)				

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Per Chapter 11.05.03 Section C: "Review Criteria" under Large Scale Development of Pea Ridge Municipal Code Book, the following criteria should be seriously considered before approval of annexation or rezoning is given: See below from pages 140.5 & 140.6, especially C.4, C.5, C.6, C.8 (Sections 11.05.03.B and 11.05.03.C are not modified by this ordinance and remain in full force and effect. (Ord. No. 818, Sec. 2) (Instructions / Guidelines for Planning Commission per Municipal Code Book)			
C. Review criteria: Development plans may be disapproved for any of the following reasons: 1. Incomplete application: The development plan is not submitted in accordance with the requirements of this chapter. 2. Violation of law: The proposed development would violate a city ordinance, a state statute or a federal statute. 3. Refusal to dedicate: The developer refuses to dedicate the street right-of way, utility easements or drainage easements. 4. Dangerous traffic conditions: The proposed development would create or compound a dangerous traffic condition. For the purposes of this section, a "dangerous" traffic condition shall be construed to mean a traffic condition in which the risk of accidents involving motor vehicles is significant due to factors such as, but not limited to, high traffic volume, topography or the nature of the traffic pattern. 5. Lack of utilities: City water and sewer is not readily available to the property within the large scale development, and the developer has made no provision for extending such service to the development. 6. Inadequate drainage condition: The property to be developed has a drainage problem uncorrected by the proposed development plans. 7. Other required actions: The plans pertain to land which requires prior platting or rezoning. 8. Environmental concerns: The development, as planned, creates unacceptable environmental concerns. (Ord. No. 377, Sec. 3.) Sections 11.05.03.B and 11.05.03.C are not modified by this ordinance and remain in full force and effect. (Ord. No. 818, Sec. 2)			

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Legal Description per parcel number from AR County Data directly below. Then below that, is the Legal Description and Property details as provided by owners, Ochel Tov LLC & Andelman Holdings LLC, to the City of Pea Ridge.

#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
1	Stephene Kotouc	[Signature]	5/29/26	1533 Turner Way 72751	366-0964
2	Roni Cline	[Signature]	5/31/24	15631 Easterling Rd	757-513-457
3	Low Chylson	[Signature]	5/31/24	15631 Easterling Rd	757-295-2155
4	Amelia Ingram	[Signature]	5-31-24	2400 Barnes Circle	479-944-0420
5	Kristina Hutchinson	[Signature]	5-31-26	3380 Barnes Circle	479-319-0082
6	Mackie Hubbard	[Signature]	5-31-24	2440 Barnes Cir	479-667-0196
7	Melissa Smith	[Signature]	5-31-24	2440 Barnes Cir	479-667-3825
8	Kim Fesham	[Signature]	5-31-24	2440 Barnes Cir	479-667-5133
9	TERRY ENGIN	[Signature]	5-31-24	2480 Barnes Cir	479-667-5330
10	Heide Higgins	[Signature]	5-31-26	2480 Barnes Cir	479-667-9161

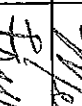
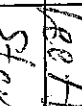
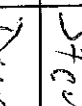
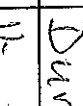
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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
21	Robby Cook		6-1-26 5-21-26	2340 Barnes Circle	479-633-2645
22	JEANETTE COOK		6-1-2026	2340 Barnes Circle	479-644-0368
23	John Sobholz		6-1-2026	955 Todd Circle	479-515-610
24	Graig Hobson		6-1-2026	2289 Hayden Road	678-925-0512
25	Melanie Hobson		6-1-2026	2289 Hayden Road	678-925-0517
26	Freddie Fickett			2292 Hayden Road	479-279-0044
27	Debra Fickett		6-1-2026	2288 Hayden Road	630-304-5691
28	Steve Fickett		6-1-2026	2288 Hayden Road	630-485-9200
29	Mike Cox		6-1-2026	2290 Hayden Rd	501-472-1269
30	Anna Cox		6-1-2026	2290 Hayden Rd	501-764-8393

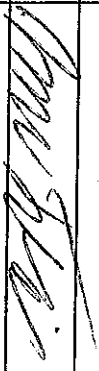
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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
31	Josh Thornton		6-1-26	2282 Hayden	531-1843
32	Jo Goodall	Jo Goodall	6-1-26	2282 Hayden Rd.	479-404555
33	OKING DELMARIS	OKING DELMARIS	6-1-26	2432 Hayden Rd	479-512003
34	Lamon Garrett		6/1/26	2440 Hayden Road	559-804000
35	Nick Garrett		6/1/26	2440 Hayden Road	479-255757
36	John Purnells		6/1/26	2432 Hayden Rd	441-203760
37	Shane Gibson		6/1/26	2283 Hayden Rd	479-256430
38	Timmy Bone		6/8/26	3109 Turner Way	479-531441
39	Cody Keatts		6/8/26	2403 Turner Way	479-566173
40	Susan Lewis		6/8/26	2415 Turner Way	760-974005

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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
41	Heaven Hare		06/08/26	2417 Turner Hwy	979-846-0905
42	Micas Diodic		06/08/26	2407 Turner Hwy	473-488 1026
43	Jessica Chase		6-8-26	2407 Turner Hwy	479-381-5835
44	Avis Chase		6-8-26	2407 Turner Hwy	479-330-2595
45	David Chase		6-8-26	2407 Turner Hwy	479-488-0435
46	Brandi Gaudin		6-8-26	2405 Turners Hwy	479-501-9980
47	Heaven Paulz		6-8-26	2275 Hayden Rd.	479-846-1585
48	Matthew Gaudin		6-8-26	2405 Turners Hwy	479-268-0234
49	Charles Eakins		06/04/2026	3915 Schaefer Ct.	479-287-2921
50	Leslie Butler		6-9-26	2515 Turners Hwy	417-818-7154

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51	Terri Cum	Terri Cum	6-22-26	2300 Barnes Circle, P.R. AR	602-224-2233
52	Jesse Cum	Jesse Cum	6-22-26	11	620-223-4525
53	Dee Jeffrey Tarpley	Dee Jeffrey Tarpley	7/13/26	2413 Graham Ln	479 321-0224
54	Taylor Tarpley	Dee Jeffrey Tarpley	7/13/26	2413 Graham Ln Pea Ridge	479 366-5303
55	Tavis Lovell	Tavis Lovell	7-25-26	1004 Arbor Rd Pea Ridge	479-448-1063
56	Hannah Lovell	Hannah Lovell	7-25-26	1004 Arbor Rd Pea Ridge	479-488-1014
57	Mark Rose	Mark Rose	7-28-26	2569 Turner Way	479-381-2854
58	Delana Rose	Delana Rose	7-28-26	2569 Turner Way Pea Ridge	479-446-6165
59	JUSTIN BRATTI	Justin Bratti	7/28/26	2587 Turner Way Pea Ridge	479 330 1752
60	Austin Bratti	Austin Bratti	7/28/26	2587 Turner Way Pea Ridge	479 230 7025

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61	Michele Mackey	Michele Mackey	7/14/26	16721 Hwy 94	479 531 4924
62	Mary Smith	Mary Smith	7-23-26	2500 Barnes Cir	479 616 9192
63	Sonny Bowman	[Signature]	7-24-26	2011 Fields Cv.	650 458-1973
64	Kristal Sundford	[Signature]	7/24/26	10070 E. Mabelly Rd	479 426-7975
65	Sidney Spohn	Sidney Spohn	7/24/26	1817 WOODHOLME CIR	479 212 2043
66	James Jones	James Jones	7-24-26	1805 Woodhouse Circle	479 645 09
67	Darin Davis	Darin Davis	7-24-26	1809 Woodhouse Circle	957-205-6191
68	Deana Davis	Deana Davis	7-24-26	1509 Woodhouse Cir	479-295-7877
69	Jade Ritz	Jade Ritz	7-24-26	1724 Woodhouse Cir	479-876-8079
70	Meguel Ruiz	Meguel Ruiz	7/24/26	1724 Woodhouse Cir	862-9892

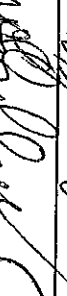
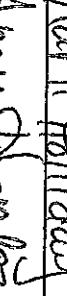
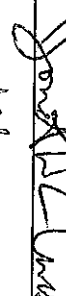
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71	Joseph Hutchings		7-29-26	2330 Barnes Curve	479-440-9508
72	Helen Wallace		7/29/26	2380 Barnes Circle	601-730-1625
73	Yukia Jenkins		7/29/26	2056 Park Cir	283-886-7645
74	Olga Ivanis Hinchell		7/29/26	2056 Park Cir.	479-295-4545
75	Mike Seale		7/29/26	2056 Park Cir	479-877-5093
76	Kari Holladay		7/29/26	2044 Park Cir	479-212-1659
77	Amy Harbor		7/29/26	2055 Park Cir	479-256-5137
78	Mike Seale				
79	Alle Hunt		7/29/26	2056 Park Circle	479-295-4545
80	Jonathan Lina		7/29/26	2050 Park Circle	479-575-5618
	Antonia C Linares		7/29/26	2050 Park Circle	479-579-5618

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81	Chris Hobe, Jr.		7/15/26	930 Todd Circle	479-381-2484
82	Abney Hobeisa		7/15/26	930 Todd Circle	513-587-4314
83	MATTHEW TRIMMELL		7/15/26	920 Todd Circle	479-802-9777
84	John Humphrey		7/15/26	910 Todd Cir	479-285-0145
85	Barbara Humphrey		7/15/26	" "	479-925-0142
86	John Greener		7-15-26	880 Todd Cir	479-619-7894
87	Linda Greener		7-15-26	" "	479-977-0230
88	Nolan Moore		7-15-26	840 Todd Cir	479-619-7894
89	Christian Guntz		7-15-26	815 Todd Circle	479-514-0111
90	Gerald Morgan		7-16-26	2321 Chapman St	479-659-9602

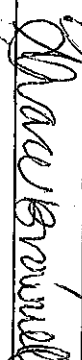
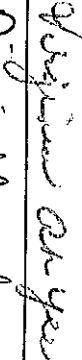
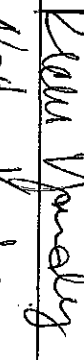
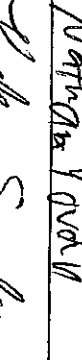
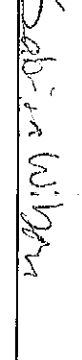
REZONING PROTEST PETITION 5.29.26

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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
91	James Brownell		7-15-26	3312 Higgins Ave. Pea Ridge	479-531-4106
92	Grace Brownell		"	"	479-418-6915
93	JR Smith Ah yee		7-16-26	1663 Graves St, Pea Ridge	808-754-4424
94	Ricki Yordy		7-16-26	2287 Haugen Rd. Pea Ridge	904-200-8771
95	Nathan Yordy		7-16-26	2287 Haugen Rd. Pea Ridge	479-330-2075
96	Kathleen Saunders		7-18-26	2107 Chapman Pea Ridge	979-340-2173
97	Wallace Revels		7-18-26	2005 Bergman Rd Pea Ridge	944-558-1451
98	Carol J Revels		18-05-2026	2005 Bergman Rd Pea Ridge	608-335-8711
99	Sabine Wilken		7-22-2026	2292 Hayden Road Pea Ridge	479-366-4103
100	Mary McElravy		7-22-2026	2292 Hayden Rd. Pea Ridge	479-488-1230

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101	Shellee E. Enscore	<i>Shellee Enscore</i>	11 July 26	191 Lee Town Dr. Pea Ridge, AR	253 253 264
102	Margaret Krugler	<i>Margaret Krugler</i>	14 July 26	191 Lee Tn Dr Pea Ridge, AR	253 267 432
103	Robert Edmister	<i>Robert Edmister</i>	14 July 26	13772 Ryan Road 11	685 505 552
104	Dwayne Holt	<i>Dwayne Holt</i>	14 July 26	13772 Ryan Rd	870 330-8057
105	Saira Hixson	<i>Saira Hixson</i>	14 July 26	150 N Davis St Pea Ridge, AR	479 644 2250
106	Thomas Hixson	<i>Thomas Hixson</i>	15 July 2026	150 N Davis St Pea Ridge, AR	479 644 1074
107	Curtis's Souter	<i>Curtis Souter</i>	7/23/26	150 N Davis St Pea Ridge, AR	479 644 4562
108	Dan Hickman	<i>Dan Hickman</i>	7/24/26	149 Lee Town Dr. Pea Ridge, AR	479 381 3352
109	Lance Secor	<i>Lance Secor</i>	07/24/26	213 Lee Town Dr, Pea Ridge, AR	479-255-1524
110	Heidi Ewert	<i>Heidi Ewert</i>	7/24/26	213 Lee Town Dr, Pea Ridge, AR	474-9250478

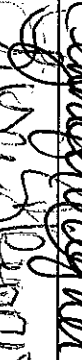
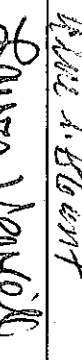
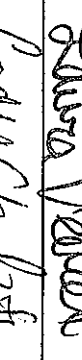
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111	Nicole Gauthreau		7-15-26	349 Gates Ln Pea Ridge AR 72751	479-640-0554
112	Gus Gauthreau		7-15-26	349 Gates Ln Pea Ridge AR	479-721-7426
113	Jane Wagner		7-17-26	14574 J+11 Dor Rd	479-295-0021
114	Gary Thomas		7-17-26	14592 J+11 Dor Rd	479-451-0081
115	Jennifer Wagner		7-17-26	14574 J+11 Dor Rd.	479-381-2215
116	Lisa Skinner		7-21-26	281 Gates Ln. Pea Ridge	479-791-3218
117	Chris Skinner		7-21-26	281 Gates Ln Pea Ridge	721-3217
118	Alicia Biant		7-22-26	281 Gates Ln Pea Ridge	479-640-4745
119	Laurel Versade		7-23-26	9415 Seaborn Way	479-214-0510
120	Cody Chuculate		7/24/26	945 Seaborn Way	479-747-9299

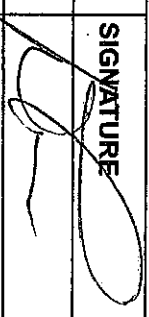
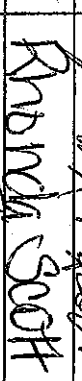
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121	ALISA TARAAL		7-14-2026	1057 West 2nd Pea Ridge	761 2293
122	John Brown		7-14-2026	947 S. Curtis Ave P.P.	531 0857
123	Herb Fryer		7-16-26	155 Benton Drive	426-0294
124	Deirdre White		7/16/26	424 W Davis St	417-434-6026
125	Judith White		7/18/26	2103 Ford St	366-2199
126	Castin Hector		8/18/24	2010 Ford St	479 9257
127	MARK T. SCOTT		8/18/26	2011 Ford St.	449-36-9623
128	Ronda Scott		8/18/26	2011 Ford St.	477-366- 1493
129	Steven Jennings		8-18-26	2006 Ford St	644-4062
130	Ansa Buttry		7/18/26	2104 Ford St	479-426-762

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131	Rosemary Gaines	<i>Rosemary Gaines</i>	7-22-26	1348 Lee Town Dr Pea Ridge	479-621-1384
132	Jose Robles	<i>Jose Robles</i>	7-28-26	2285 Hayden Rd. Pea Ridge	479-899-7524
133	Velly Bolanco	<i>Velly Bolanco</i>	7-25-26	2285 Hayden Rd. Pea Ridge	479-256-3624
134	Rick Brodner	<i>Rick Brodner</i>	7/28/2026	7105 Lynn Deane Pea Ridge	479-531-2983
135	Dionne J. Brainerd	<i>Dionne J. Brainerd</i>	7/28/2026	7105 Lynn Drive Pea Ridge	479-426-8670
136	Marshall Spinks	<i>Marshall Spinks</i>	7/28/2026	2107 Ford St Pea Ridge	479-3331312
137	Tiffany Brass	<i>Tiffany Brass</i>	7/28/2026	2301 Ford St. Pea	479-440-6361
138	Rebecca Kacy	<i>Rebecca Kacy</i>	7/29/2026	2112 Ford Street Pea Ridge	876-609-4039
139	Frank Hartman	<i>Frank Hartman</i>	7/29/2026	2065 Chapman Ln Pea Ridge	479-341-2400
140	Lorelei DeAngelis	<i>Lorelei DeAngelis</i>	7/29/2026	2448 Turner Way Pea Ridge	479-290-8971

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141	JERRY HALL	<i>Jerry Hall</i>	7-21-26	2429 TURNER WAY	314-960-1852
142	Dean Kolash	<i>Dean Kolash</i>	7-21-26	2320 Barnes Circle	712-269-3767
143	Meane R. Kolash	<i>Meane R. Kolash</i>	7-21-26	2320 Barnes Circle	970596 0990
144	Ralph Cox	<i>Ralph Cox</i>	7-22-26	2536 Turner Way	479-422-3189
145	Joyce Cox	<i>Joyce Cox</i>	7-22-26	2536 Turner Way	479-644-8057
146	ANTHONY MILLER	<i>Anthony Miller</i>	7-23-26	291 GREENE STREET	417-268-7342
147	Yessy Peas	<i>Yessy Peas</i>	7-23-26	2435 George Miller Dr.	479-295-3001
148	Meredith Spears	<i>Meredith Spears</i>	7-23-26	1817 Woodhouse Cir	479-721-3940
149	Patricia Hulscher	<i>Patricia Hulscher</i>	7-23-26	2204 Chapman Ln.	479-640-8384
150	Cassandra Miller	<i>Cassandra Miller</i>	7-23-26	2204 Chapman Ln.	479-640-16878

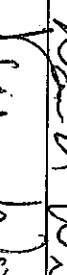
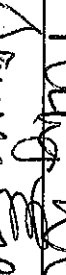
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151	Sandra Poe		7/29/2026	2103 Chapman Ln., Pea Ridge	479-877-4769
152	Dustin Rogers		7/29/2026	2185 Chapman Ln Pea Ridge	479-531-0276
153	William Wiley		7/29/26	2028 Pea Ridge Circle	479-631-6314
154	OT LLC		7-29-26	515 McNear St Pea Ridge	479-1245
155	KENNETH BELL		7-29-26	307 McNear	479-387-4786
156	Chase Roy		7-29-26	308 McNear, Pea Ridge	225 588-7779
157	David Wiley		7-29-26	2028 Pea Ridge Cir Pea Ridge	870 405 8131
158	Kerly Wiley		7-29-26	2028 Pea Ridge Cir Pea Ridge	870 404 2701
159	Lennie Fink		7/29/26	2027 Park Cir Pea Ridge	479-4135
160	Clen D Jenkins		7/29/24	2026 Park Cir Pea Ridge	479-463 8519

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161	Kelsey Young	Kelsey Young	7-16-26	1321 Chapman St	479-257-2139
162	Luther Green	Luther Green	7-16-26	705 Todd Circle	479-550 1970
163	Maggie Marcotte	Maggie Marcotte	7-16-26	715 Todd Circle	479-899-3082
164	Alex Marcotte	Alex Marcotte	7-16-26	715 Todd Circle	479-270-4172
165	Jose Kamez	Jose Kamez	7-16-26	735 Todd Circle	214-332-6391
166	Natanda Taylor	Natanda Taylor	7-16-26	780 Todd Circle	870-350-3035
167	Brandy Linn-Hoover	Brandy Linn-Hoover	7-16-26	800 Todd Circle	479-212-4422
168	Jeshua Neen	Jeshua Neen	7-16-26	785 Todd Circle	479-366-9704
169	Hayden Hendrix	Hayden Hendrix	7-16-26	765 TODD Circle	501-837-3212
170	hai hendrix	hai hendrix	7-16-26	765 Todd Circle	501-837-3212

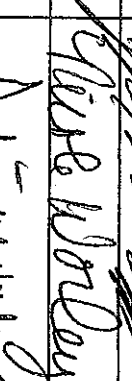
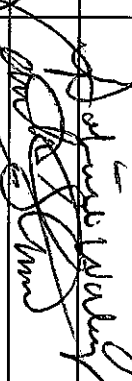
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171	Shirley Ingram		7-17-2026	2400 Barnes Circle	409-330-0508
172	Robert T. Hark		7/17/26	2360 BARKES CIRCLE	479-633-3437
173	STANLEY BURNS		7-17-2026	2310 BARKES CR	479-402-1779
174	JOHN BURNS		7-17-2026	2310 BARKES CIRCLE	479-486-6347
175	Nicole Barber		7-17-2026	2204 CHAPMAN LANE	479-488-9976
176	Gabriela Wootley		7-17-2026	2204 CHAPMAN LN	479-488-9434
177	Courtney Stangley		7-23-2026	2203 CHAPMAN LN	662-805-4021
178	Doel Thomas		7-23-2026	15945 Easterling Rd	479-685-6397
179	Kyle Higgins		7/23/2026	15995 Easterling Rd	409-531-3295
180	Lois Montgomery		7-26-2026	2355 Brooks Circle	409-451-0808

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181	Melissa Nichols	Melissa Nichols	7/18/26	940 Todd Circle	(662) 253-1578
182	Tim Nichols	Tim Nichols	7/18/26	940 Todd Circle	(662) 241-3549
183	Adyson-Marie Johnson	Adyson-Marie Johnson	7/18/26	940 Todd Circle	(479) 318-8985
184	Josh Andelman	Josh Andelman	7/18/26	725 Todd Circle	475 823 066
185	Kathy Ward	Kathy Ward	7/18/26	935 Todd Circle	479-466-2530
186	Ellis Thiel	Ellis Thiel	7/18/26	925 Todd Circle	779-819/12
187	Jeani Jones	Jeani Jones	7/23/26	78410. Pinkens	520-258-8203
188	Charles M. Smith	Charles M. Smith	7/23/26	2305 Bernell St	479 306 4283
189	Emily Conway	Emily Conway	7/26/26	2395 Brooks Circle	479-212-4290
190	Rick Lewis	Rick Lewis	7/28/26	1697 Tenes Ct	209-642-5977

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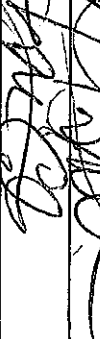
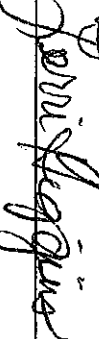
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201	Ginny Fruit		11/18/20	1200 Pace Ln. Pea Ridge, AR 72751	419-419-8880
202	Geoff Fruit		11/18/20	2108 Ford St. Pea Ridge, AR 72751	419-501-5223
203	John Bros		7-18-26	2201 Ford St Pea Ridge	419-421-4211
204	John W Ross		7-18-26	2201 Ford St	479-624-6240
205	David Reidel		7-19-26	2108 Chapman Ln	479-644-1552
206	Jurri Miller		7-23-26	2225 Langford	419-936-1552
207	Geoff Ralle		7-23-26	2225 Langford	816-566-7721
208	Austin Bael		7/23/26	2224 Lancaster Rd Pea Ridge	770-655-5724
209	Brittany Thomas		7/23/26	15987 Easterling Road	(419) 401-7488
210	Terrri Higgins		7/23/26	15995 Easterling Road	(419) 790-1986

REZONING PROTEST PETITION 5.29.26

The Village at City Park - Proposed Planned Zoning District (PZD) in north Pea Ridge. The project will be located on 10 acres directly east of the Pea Ridge City Park.

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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
211	Suzanne Wallen	<i>Suzanne Wallen</i>	7/23/26	2415 Turner Way Pea Ridge	479-956-4694
212	John Ziesing	<i>John Ziesing</i>	7/23/2026	2415 Turner Way Pea Ridge AR 72751	479-488-9354
213	Erin Pea Collins	<i>Erin Pea Collins</i>	7/23/2026	2510 Hayden R. Pea Ridge	479-690-3387
214	Sharon Collins	<i>Sharon Collins</i>	7/23/2026	2510 Hayden Rd Pea Ridge	479-903-2618
215	Shahna Eakins	<i>Shahna Eakins</i>	7/23/26	395 Scheffer Court Pea Ridge	479-372-2114
216	Kim Cox	<i>Kim Cox</i>	7/23/26	2290 Hayden Rd Pea Ridge	501-764-8888
217	Duncan Cox	<i>Duncan Cox</i>	7/23/26	2290 Hayden Rd Pea Ridge	501-472-1269
218	Stephen Spohn	<i>Stephen Spohn</i>	7/23/26	1817 Woodhouse Circle Pea Ridge, AR 72751	479-381-4189
219	Thelma Benbrook	<i>Thelma Benbrook</i>	7/23/26	826 Lynn Dr. Pea Ridge, AR 72751	479-72-1594
220	Dale Sizemore	<i>Dale Sizemore</i>	7/23/26	2480 Turner Way Pea Ridge	479-936-4559

REZONING PROTEST PETITION 5.29.26

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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
221	Mexico Williams	[Signature]	7/24/26	1721 Woodhouse Cir	417 550 9178
222	Amber Miller	[Signature]	7/24/26	1721 Woodhouse Cir	417 550 3035
223	Melissa Miller	[Signature]	7/24/26	1721 Woodhouse Cir	417-284-0249
224	Dasha Soria	[Signature]	7/24/26	1933 Woodhouse Cir	
225	Lanna Fowler	[Signature]	7/25/26	1932 Woodhouse Cir	479 644 2125
226	Gary Nelson	[Signature]	7/25/26	1813 Woodhouse Cir	988 533 9442
227	Randy Clifton	[Signature]	7-25-26	1821 Woodhouse	479 295 6955
228	Hanna Kilgore	[Signature]	7-25-26	411 S. Davis St	417 208 1139
229	Logan Ellis	[Signature]	7.25.26	411 S. Davis St	479-350-9538
230	Jessica Bethan	[Signature]	7-27-26	1905 Woodhouse Cir	479-725-7723

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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
231	Megan Warren	Megan Warren	7/12/2024	2418 Turnerway Pkwy Pea Ridge	479-330-9880
232					
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REZONING PROTEST PETITION 5.29.26

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251					
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#	PRINTED NAME	SIGNATURE	DATE SIGNED	PHYSICAL PROPERTY ADDRESS	PHONE NUMBER
261	Ernest Webster		7/27/2026	224 Whitfield Dr	816-649-9625
262	Olivia Wetherill		7/27/2026	224 Whitfield Dr.	816-908-4622
263	Sherece Long		7/27/2026	399 W Pikes Rd	479-237429
264	Amly Brath		7/27/2026	2587 Turner Way	479-507-1507
265	Doreen Greene		7/28/2026	2518 Turner Way	479-586-1368
266	Alicia Wright		7/29/26	2426 Turner Way	479-457-0154
267	Cassey Bates		7/29/26	2572 Turner Way	417-530-9444
268	Kevin Rogers		7/29/26	2554 Turner Way	319-432-5861
269	Amithy Fryar		7/29/26	155 Benton Dr	479-426-0298
270	Emma Fryar		7/29/26	717 Ryan Rd. #203	479-6716-1835



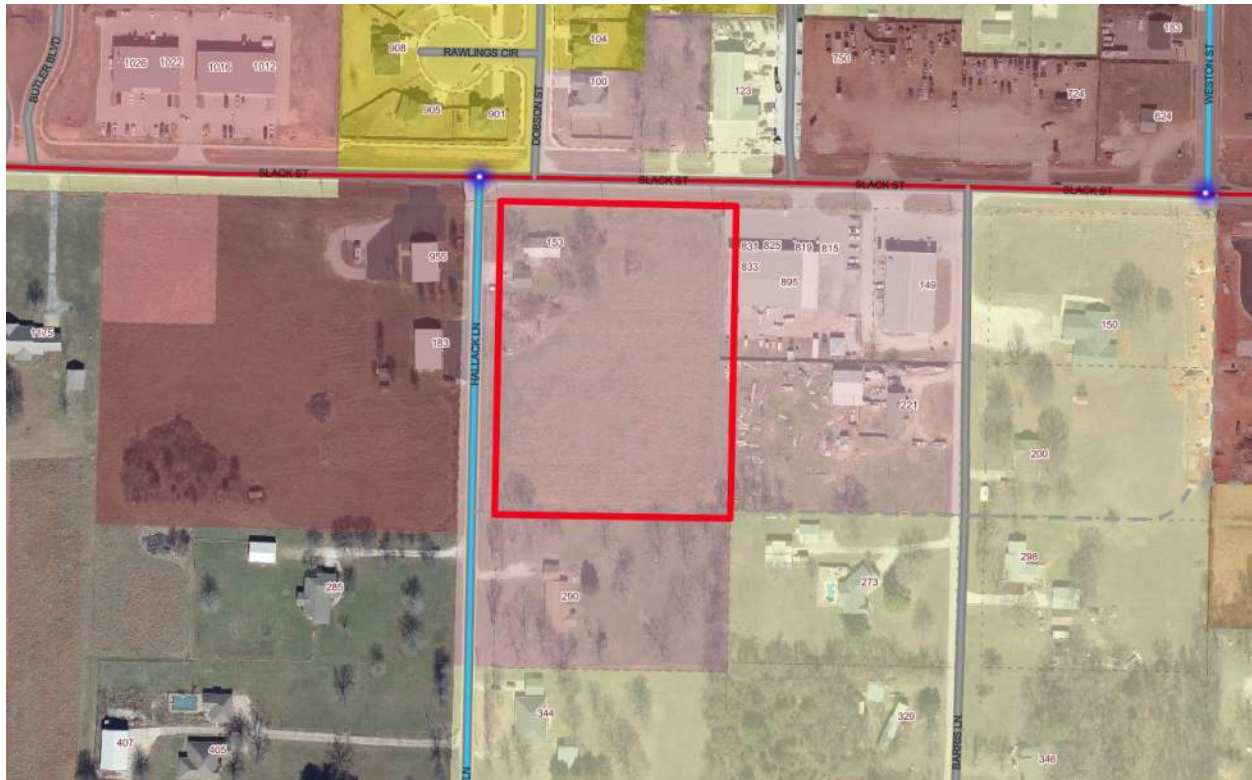
STAFF REPORT

Bone Properties, LLC - Rezone

Location:	153 Hallack Lane
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	SLC, Slack & Lee Town Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Bone Properties, LLC
Property size:	+/- 4.00 acres

Request: Bone Properties, LLC is requesting to rezone property at 153 Hallack Lane from C-1, Neighborhood Commercial to C-2, General Commercial

Vicinity Map (illustrative only):



Property Description

The subject property is located at 153 Hallack Lane, parcel number(s) 13-00692-000. The property is presently zoned C-1, Neighborhood Commercial with a future land use designation of SLC, Slack

and Lee Town Corridor. Adjacent zoning districts include R-2, Medium Density Residential to the Northwest; C-1, Neighborhood Commercial to the North, East, and South; R-1, Low Density Residential to the Southeast and Northeast; and C-2, General Commercial to the West. Adjacent land use designations include SLC, Slack and Lee Town Corridor to the Northeast, East, West, and South; and RS, Residential Subdivision to the Northwest and Southwest. The property is presently developed with a residence. This property has direct access to Slack Street and Hallack Lane.

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 areas for offices and light commercial uses not incompatible with adjoining residential uses
2. Providing accessible, convenient, and attractive commercial locations
3. Identifying areas in the community for future commercial development
4. Providing multi-modal access to commercial areas

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

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The subject property is located along Slack Street (Highway 72) and Hallack, an arterial and collector respectively, an appropriate location for commercial uses. The size and shape of the property is also conducive to commercial given the frontage being approximately 365 feet and depth being approximately 485 feet.

It is prudent to consider the tax and revenue implications of commercial property versus residential property at a location along a high traffic, high visibility location, as cities in Arkansas receive an inordinate amount of revenue from sales tax as opposed to property tax to fund city services and infrastructure improvements.

Commercial use or development on this property would be required to meet the residential land use compatibility standards, increasing setbacks on property lines adjacent to residential land uses, providing a suitable buffer, and directing lights to not spill over the property lines.

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

Supplemental Information

Ch. 14.04.05 District Regulations

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:

SLACK AND LEE TOWN CORRIDOR (SLC)

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

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
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

July 13th, 2026

Mr. Keegan Stanton
City of Pea Ridge
Planning Director
P.O. Box 10
975 Weston Street
Pea Ridge, AR 72751

Re: 153 Hallack Street
Rezoning Application

Dear Mr. Stanton,

This 4-acre parcel of land is located at the southeast corner of Hallack Street and Slack Street, parcel ID #13-00692-000. The developer is proposing to rezone the property from C-1 to C-2. The proposed C-2 zoning complies with the future land use plan.

Please place this item on the next available Planning Commission agenda.

Feel free to contact me should you have any questions or require any additional information. Thank you.

Best Regards,
Jake White



STAFF REPORT

Rolling Meadows Phase 3 Extension

Request:

Extension of the approval of Rolling Meadows Phase 3 preliminary plat, approved by the Planning Commission August 5, 2025.

The developer has stated an intent to begin construction in August of 2026. An extension is necessary if it does not begin prior to August 5.

Recommendation

Staff recommends approval of the extension request for 1 year.



June 30, 2026

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

RE: *Rolling Meadows Ph. 3 (Lee Town Road, Pea Ridge, AR 72751)*
A Residential Subdivision

Dear Planning Commission,

On behalf of DR Horton – NWA, the Developer, we respectfully request that the City of Pea Ridge Planning Commission grant a one-year extension for the preliminary plat that was originally approved on August 5, 2025.

The Developer has been working on home construction in Phases 1 and 2 and is ready to begin the site development of Phase 3. We are currently assisting the Developer with securing a contractor with the intent of construction beginning in August 2026.

The requested extension will allow sufficient time to complete the necessary pre-construction activities and maintain continuity with the overall development schedule. The Developer remains committed to the project and intends to proceed with Phase 3 in accordance with the approved development plans and applicable City requirements.

We appreciate the Planning Commission's consideration of this request and respectfully ask for approval of the one-year extension. If you have any questions or need additional information, I can be reached at (479) 579-3963.

Sincerely,
HALFF Associates, Inc.

A handwritten signature in black ink that reads "Dustin Higgins". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Dustin Higgins, PE
Team Leader, Land Development



STAFF REPORT

Subdivision Edge Treatment Text Amendment

Request:

An ordinance amending the Zoning and/or Subdivision Regulations of the City of Pea Ridge to create Coincidental Lots.

History:

Planning Commission has requested to explore options for increasing the aesthetic quality of roadways around subdivisions on collector and arterial frontages.

Purpose of Amendment:

The proposed amendment may take one of, or a combination of, several forms:

1. Increase streetscape requirements that call for trees, plantings, easements, and walls.
2. Require an additional street tree per lot for lots that have double frontage during the permitting stage.
3. Regulate fence maintenance.
4. Require additional buffer areas between yards and major streets.

Recommendation

Staff recommends tabling this item for further discussion.



STAFF REPORT

Table of Uses Text Amendment

Request:

Approval of an ordinance amending Title 14 Zoning Regulations of the City of Pea Ridge to remove multifamily uses as permitted by-right in C-2, and townhomes as permitted by-right in C-1.

History:

The City of Pea Ridge, within its corporate limits, has limited land available for commercial land uses, both presently through zoned land and potential land as identified in the Future Land Use Map. Because of the way city's must gather revenue under the tax scheme created at the state level, commercial uses hold an inordinate importance due to their inherent likelihood and ability to generate sales tax. In Arkansas, sales tax makes up the vast majority of a city's budget to fund operating expenses, infrastructure improvements, and safety services. Therefore, protecting commercial land from residential development becomes important to safeguard the city's ability to further see revenue generated and businesses to locate and serve Pea Ridge citizens.

Purpose of Amendment:

The proposed amendment addresses 2 main parts:

1. Establish multifamily residential uses as permitted by conditional use permit in the C-2 district.
2. Establish townhome and rowhome uses as permitted by conditional use permit in the C-1 district.

Recommendation

Staff recommends adoption of the proposed text amendment.

Proposed Amendment to Pea Ridge Zoning Ordinance

14.04.05 District Regulations

Sections 1 & 3-6: No changes.

SECTION 2. COMMERCIAL DISTRICTS:

4. Commercial and Industrial Uses Permitted.

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

RESIDENTIAL USES	C-1	C-2	I
Single-family detached		C	C
Single-family attached		C	
Duplex, triplex, 4-plex	C	C	C
Townhouse/Rowhouse	PC	C	
Live-work units	P	C	
Loft apartment		C	
Multi-family	C	PC	C
Residential facility – assisted living	C	P	
CIVIC AND COMMERCIAL USES	C-1	C-2	I
Airport or airstrip			C
Alcoholic Beverages & Controlled Substances		C	
Animal care, general	C	P	C
Animal care, limited	P	P	
Auditorium or stadium		C	C
Automated teller machine	P	P	P
Bank or financial institution	P	P	P
Bakery	P	P	
Bed and breakfast	P	P	
Car wash	C	P	P
Cemetery	P	P	P
Church	P	P	P
College or university	P	P	P
Communication tower	C	C	P

Construction sales and service		P	P
Convenience store	C	P	C
Cultural Studio	P	P	
Day care, limited (family home)	P	P	C
Day care, general	P	P	C
Entertainment, adult		C	C
Funeral home	C	P	
Gas Station		P	P
Golf course	P	P	
Government service	P	P	P
Hospital	P	P	
Hotel or motel		P	
Library	P	P	P
Medical service/office	P	P	P
Museum	P	P	C
Nursing home	P	P	
Office, general	P	P	C
Parking lot, commercial	C	P	C
Parks and recreation	P	P	C
Pawn shops		P	C
Plant Nursery	C	P	P
Post office	P	P	C
Recreation/entertainment, indoor	C	P	C
Recreation/entertainment, outdoor	C	P	C
Recreational vehicle park		P	P
Restaurant, fast-food	C	P	P
Restaurant, general	P	P	P
Retail/service <10,000 sqft	P	P	C
Retail/service >10,000 sqft	C	P	C
Safety services	P	P	P
School, elementary/middle & high	P	P	P
Signs	*	*	*
Utility, major	C	C	C
Utility, minor	P	P	P
Vehicle and equipment sales		P	P
Vehicle repair, general		P	P
Vehicle repair, limited	C	P	P
Vocational school	C	P	P

Warehouse, residential (mini) storage		C	P
INDUSTRIAL, MANUFACTURING	C-1	C-2	I
Asphalt or concrete plant			C
Auto wrecking or salvage yard			P
Basic industry			P
Freight terminal		C	P
Manufacturing, general			P
Manufacturing, limited			P
Mining or quarrying			C
Research services	C	C	P
Warehousing			P
Welding or machine shop		C	P
AGRICULTURAL USES	C-1	C-2	I
Agriculture, animal		C	P
Agriculture, crop	P	P	P
Agriculture, farmers market	C	P	P
Agriculture, product sales		C	P