



WORK SESSION

Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
August 17, 2026 | 6:00 p.m.

- I. Call to Order
- II. Roll Call
- III. Review Minutes
 - 1. August 4, 2026 Planning Commission Minutes
- IV. Announcements
- V. Public Hearings **(PUBLIC HEARINGS WILL OCCUR AT AUGUST 4 MEETING)**
 - 1. Monarch Builders, LLC - Rezoning
1911 & 1933 Hazelton Road
RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential
- 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
 - 3. Subdivision Edge Treatment - Text Amendment
- VII. New Business
 - 1. Monarch Builders, LLC - Rezoning
1911 & 1933 Hazelton Road
RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential
- VIII. Other Business
 - 1. Planning Commission open discussion - WORK SESSION ONLY
- IX. Board of Adjustments
- X. Adjourn

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