



WORK SESSION

Planning Commission & Board of Adjustment

Pea Ridge City Hall

975 Weston Street

September 21, 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 Oct.6 MEETING)**
 - 1. **Monarch Builders, LLC - Rezoning**
1911 & 1933 Hazelton Road
RE, Residential Estate & R-1, Low Density Residential to R-2, Medium Density Residential
 - 2. **Bangs - Rezoning**
467 Lee Town Road
R-1, Low Density Residential to C-2, General Commercial
 - 3. **Knox Trail - Planned Zoning District**
13103 East Pickens Road
A, Agriculture to PZD, Planned Zoning District
 - 4. **Howard - Conditional Use Permit**
226 Cardin Road
Emergency Housing Unit
- VI. **Old Business**
- VII. **New Business**
 - 1. **Monarch Builders, LLC - Rezoning**
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4. **Knox Trail - Planned Zoning District**
13103 East Pickens Road
A, Agriculture to PZD, Planned Zoning District
5. **Hawks Landing Phase 1 - Preliminary Plat**
897 Lee Town Road

VIII. Other Business

1. Planning Commission open discussion - WORK SESSION ONLY

IX. Board of Adjustments (PUBLIC HEARINGS WILL OCCUR AT Oct.6 MEETING)

1. **Bradbury (620 Willis Lane) - Variance**
620 Willis Lane
5-foot front yard setback reduction
2. **Bradbury (600 Willis Lane) - Variance**
600 Willis Lane
5-foot front yard setback reduction

X. Adjourn

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