



Planning Commission Work Session Agenda

Date: Thursday, February 27, 2025
Time: 4:30 PM

Location: Bella Vista District Court
2483 Forest Hills Blvd

Planning Commission regular meetings are live streamed and archived for your convenience. View the meeting at its scheduled time or after at:

<https://bit.ly/bvmeetingslive>.

I. Call to Order

II. Roll Call

Members: Daniel Ellis, PE, Chairman; Doug Farner, Vice-Chairman; Gail Klesen, Secretary; Clayton Sedberry, JB Portillo; Susan Duell, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 10, 2025

IV. Unfinished Business

V. New Business

- A. **WVR-2025-57693:** a waiver associated with LSD-2025-57495 requesting to waive the drive separation requirements at the intersection of AR HWY 94/340; Parcel 15-81108-000; Applicant Cody Sexton; Presented by Planner LaRue.
- B. **LSD-2025-57496:** a large-scale development for a proposed Dollar General at the intersection of AR HWY 94/340; Parcel 15-81108-000; Applicant Cody Sexton; Presented by Planner LaRue.
- C. **WVR-2025-57470:** a waiver associated with LSD-2025-57468 requesting to waive pedestrian accommodations, parking facility design, and access management requirements at 36 Bella Vista Way; Parcel 16-43396-000;

Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.

- D. **LSD-2025-57468:** a large-scale development for a proposed maintenance facility for Allied Services located at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- E. **WVR-2025-57487:** a waiver associated with LSD-2025-57483 requesting to waive pedestrian accommodation and parking facility design requirements near 5 Oldham Drive; Parcel(s) 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-003, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79407-000, and 16-79407-002; Applicant Taylor Lindley, Crafton Tull; Presented by Trails Manager Workman
- F. **LSD-2025-57483:** a large-scale development proposing a downhill bike park known as the Oz Trails Bike Park located near 5 Oldham Drive; Parcel(s) 16-79400-000, 16-79401-000, 16-79402-000, 16-79399-003, 16-79399-004, 16-79399-007, 16-79399-005, 16-79399-001, 16-79399-002, 16-79407-000, and 16-79407-002; Applicant Taylor Lindley, Crafton Tull; Presented by Trails Manager Workman

VI. Open Discussion

- A. Commissioner Duell's Recognition of Service on the Planning Commission; Presented by Director Robertson

VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, March 10, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. City Council Work Session will be Monday, March 17, 2025 at 5:30 pm.
- C. The City Council Regular Meeting will be on Monday, March 24, 2025 at 6:00 pm.
- D. The Planning Commission Work Session will be Thursday, April 3, 2025 at 4:30 pm.

VIII. Adjournment