



Planning Commission Regular Meeting Agenda

Date: Monday, March 10, 2025

Location: Bella Vista District Court

Time: Immediately upon the
adjournment of the Board of Zoning
Adjustment meeting at 4:30 PM.

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; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - February 10, 2025

IV. Public Input

V. Unfinished Business

VI. New Business

A. **Annual Election of Officers:** Chairperson, Vice-Chairperson, and Secretary; Presented by Director Robertson

B. **WVR-2025-57487:** a waiver request on pedestrian accommodation and parking facility design requirements associated with LSD 57483 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

- C. **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, Craffton Tull; Presented by Trails Manager Workman
- D. **PLA-2025-57469:** A proposed lot combination associated with a large-scale development located at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- E. **WVR-2025-57470:** a waiver request on the pedestrian accommodations, parking facility design, and access management requirements for a proposed large-scale development, LSD 57468, at 36 Bella Vista Way; Parcel 16-43396-000; Applicant Civil and Environmental Consultants, Inc.; Presented by Planner Hyatt.
- F. **LSD-2025-57468:** a large-scale development proposing a new 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.
- G. **WVR-2025-57693:** A waiver request on access management requirements associated with a proposed large-scale in the planning area, LSD 57496, located at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Cody Sexton; Presented by Planner LaRue
- H. **LSD-2025-57496:** A proposed large-scale development for a Dollar General in the planning area at the intersection of HWY 94 and 340; Parcel 15-811808-000; Applicant Garrett Greer; Presented by Planner LaRue
- I. **LSP-2025-57217:** A proposed lot split in the planning area near 9304 Commonwealth Road; Parcel 18-07976-000; Applicant Garrett Greer; Presented by Planner LaRue

VII. Committee Reports

VIII. Open Discussion

- A. Legislative Update; Presented by Director Robertson
- B. Official Welcome: New Planning Commissioner, Mr. Jack Wagon; Presented by Director Robertson

IX. Announcements

- A. City Council Work Session will be Monday, March 17, 2025 at 5:30 pm in the Police Training Room.
- B. The City Council Regular Meeting will be on Monday, March 24, 2025 at 6:00 pm in District Court.
- C. The Planning Commission Work Session will be Thursday, April 3, 2025 at 4:30 pm in District Court.
- D. The Board of Zoning Adjustment meeting will be on Monday, April 14, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting in District Court.

X. Adjournment