



Planning Commission Work Session Agenda

Date: Thursday, May 1, 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; Jack Wagnon, and Linda Lloyd.

III. Consideration of Minutes

A. Regular Meeting Minutes - April 14, 2025

IV. Unfinished Business

A. **WVR-2025-58092:** A waiver request on several retaining wall requirements for an existing unpermitted terraced wall at 39 Bradford Drive; Parcel 16-25435-000; Applicant JSC Custom Homes, LLC; Presented by Planner LaRue

V. New Business

- A. **CUP-2025-58265:** A conditional use permit request for a temporary firework stand at 8862 W. McNelly Road; Parcel 16-40780-001; Applicant Meramec Specialty Group; Presented by Planner Grady
- B. **WVR-2025-58581:** A waiver request of pedestrian accommodations, general standards, and access management and parking facility design standards for a unpermitted parking lot in the planning area associated with LSD 58580; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Planner Hyatt

- C. **LSD-2025-58580:** A large-scale development proposal in the planning area for an unpermitted parking lot near 9304 Commonwealth Road; Parcel 18-07976-000; Applicant Garrett Greer and Don Callaway; Presented by Planner Hyatt
- D. **WVR-2025-58625:** A waiver request of retaining wall setbacks for an existing unpermitted retaining wall at 6 Cardiff Circle; Parcel 16-05159-000; Applicant Zach Estep; Presented by Planner Hyatt
- E. **WVR-2025-58806:** A waiver request of easement dedication requirements for PLA 58045 in the planning area near 8827 E. McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Planner Hyatt
- F. **PLA-2025-58045:** A proposed lot combination in the planning area near 8827 E. McNelly Road; Parcel 18-08032-001; Applicant Sand Creek Engineering; Presented by Planner Hyatt
- G. **WVR-2025-58560:** A waiver request of subdivision design standards for LSP 58184 near 12670 Miller Church Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue
- H. **LSP-2025-58184:** A proposed lot split in the planning area near 12670 Miller Road; Parcel 18-09646-006; Applicant Alan Reid & Associates; Presented by Planner LaRue

VI. Open Discussion

- A. Proposing a special work session on June 30, 2025 at 4:30 PM for the new zoning & development code; Presented by Director Robertson

VII. Announcements

- A. The Board of Zoning Adjustment meeting will be on Monday, May 12, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.
- B. The City Council Work Session will be Monday, May 19, 2025 at 5:30 pm.
- C. The City Council Regular Meeting will be on Monday, May 27, 2025 at 6:00 pm.
- D. The Planning Commission Work Session will be Thursday, May 29, 2025 at 4:30 pm.

VIII. Adjournment