



Planning Commission Regular Meeting Agenda

Date: Monday, June 9, 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: 5-12-2025

IV. Public Input

V. Unfinished Business

A. **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

VI. New Business

A. **Public Hearing PZD-2025-58573:** A proposed planned zoning district to provide a modernized 55+ residential community in Bella Vista at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd (Owl Commons); Presented by Director Robertson

B. **LSD-2025-58918:** a large-scale development proposal within the city limits for the third extension of the Razorback Greenway from Mercy Way to Riordan Road; Parcels 16-40644-001; 16-40644-000; 16-40645-001; 16-40236-000; 16-79389-000; 16-70324-000; 16-40221-801 and 16-31932-

000; Applicant Crafton Tull; Presented by Trails Manager Workman

- C. **LSD-2025-58745:** A large-scale redevelopment proposal of the existing Towncenter Shopping Center site located at 404 Towncenter; Parcel 16-40168-000; Applicant Crafton Tull; Presented by Planner Hyatt
- D. **WVR-2025-59112:** A waiver request of pedestrian accommodation requirements, surfacing requirements, and access drive width requirements associated with LSD 58554 in the planning area along Punkin Hollow Road; Parcel 15-18996-003; Applicant David McGehee; Presented by Planner Hyatt
- E. **LSD-2025-58554:** A large-scale development proposal in the planning area for a cell tower development along Punkin Hollow Road; Parcel 15-18996-003; Applicant David McGehee; Presented by Planner Hyatt
- F. **LSP-2025-59121:** A proposed lot split in the planning area at 9728 E. McNelly Road; Parcel 18-08044-000; Applicant Mike James; Presented by Planner Hyatt

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, June 16, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, June 23, 2025 at 6:00 pm.
- C. The Planning Commission Special Session will be Monday, June 30, 2025 at 4:30 pm.
- D. The Planning Commission Work Session will be Thursday, July 3, 2025 at 4:30 pm.
- E. The Board of Zoning Adjustment meeting will be on Monday, July 14, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment