



Planning Commission Regular Meeting Agenda

Date: Monday, November 10, 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 - 10-13-2025

IV. Public Input

V. Unfinished Business

A. **PPL-2025-61139:** A proposed preliminary plat establishing 23 residential lots known as the Owl Commons Subdivision in Bella Vista at 102 Fairway Drive; Parcel 16-11099-000; Applicant Linda Lloyd; Presented by Planner Hyatt

VI. New Business

A. **LSD-2025-58745:** A six month extension request of the approved redevelopment of Town Center East; Applicant Crafton Tull; Planner Hyatt.

B. **LSD-2025-58918:** A six month extension request of the approved Razorback Greenway extension to Riordan Road; Applicant Victor Gurel, Trailblazers; Trails Manager Workman

- C. **WVR-2025-61698:** a waiver request on pedestrian accommodation installation and retaining wall setback requirements for previously approved OZ Trails Bike Park LSD-57483 at 2726 Bella Vista Way; Parcel 16-79407-000; Applicant Taylor Lindley; Presented by Trails Manager Workman
- D. **WVR-2025-61561:** a waiver request on retaining wall placement requirements for a proposed retaining wall at 98 Granshire Drive; Parcel 16-10098-000; Applicant Stephanie Spivey; Presented by Planner LaRue
- E. **WVR-2025-61555:** a waiver request on retaining wall placement requirements for a proposed seawall at 17 Evanton Drive; Parcel 16-35482-000; Applicant Wendy Wickersham; Presented by Planner Grady
- F. **WVR-2025-61559:** a waiver request on retaining wall placement requirements and pedestrian accommodation requirements for a proposed large-scale development (LSD 61558) at 401 NE Towncenter Drive; Parcel 16-40201-000; Applicant Kip Williams; Presented by Planner Hyatt
- G. **LSD-2025-61558:** A proposed large-scale development for a new Domino's Pizza at 401 NE Towncenter Drive; Parcel 16-40201-000; Applicant Kip Williams; Presented by Planner Hyatt

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, November 17, 2025 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, November 24, 2025 at 6:00 pm.
- C. There will be no Planning Commission Work Session for Cycle 12 due to the Thanksgiving Holiday on Thursday, November 27, 2025.
- D. The Board of Zoning Adjustment meeting will be on Monday, December 8, 2025 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment