



Planning Commission Regular Meeting Agenda

Date: Monday, October 14, 2024

Location: Bella Vista District Court
2483 Forest Hills Blvd

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

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 - September 9, 2024

IV. Public Input

V. Unfinished Business

VI. New Business

- A. **Public Hearing RZN-2024-55647:** A request to rezone a 6.30-acre portion of the subject site from R-1 Single-Family Residential to C-1 Neighborhood Commercial; located east of the intersection of Nature Trail Lane and W. Lancashire Boulevard; Parcel 16-70260-003; Applicant Bella Vista POA; Presented by Active Transportation Manager Workman.
- B. **Public Hearing RZN-2024-55729:** A request to rezone a 2.65 acre portion of the subject property from R-1 Single Family Residential to C-1

Neighborhood Commercial near 2 Kingsdale Lane; Parcel 16-03465-000; Applicant Tom Judson with the Bella Vista POA; Presented by Senior Planner Hyatt.

- C. **Public Hearing RZN-2024-55458:** A request to rezone a 2.36 acre portion of the subject site from R-1 Single Family Residential to C-1 Commercial near the intersection of Trafalgar Rd. and Leyland Dr.; Parcel 16-18693-000; Applicant Tom Judson BVPOA; Presented by Planner LaRue.
- D. **WVR-2024-55799:** A waiver request on pedestrian accommodation installation, access drive width, internal drive 90° intersection, internal drive aisle width, and minor arterial access drive separation requirements for a proposed redevelopment located at 101 Chelsea Road; Parcel 16-40660-000; Applicant Matt Dungan; Presented by Active Transportation Manager Workman
- E. **WVR-2024-55902:** A waiver request on tree and landscape preservation requirements for residential lots serviced by sanitary sewer for a proposed redevelopment located at 36 Westmorland Drive; Parcel 16-32188-000; Applicant Dakota Riggins; Presented by Senior Planner Hyatt.
- F. Bylaws Update; Presented by Director Robertson

VII. Committee Reports

VIII. Open Discussion

IX. Announcements

- A. The City Council Work Session will be Monday, October 21, 2024 at 5:30 pm.
- B. The City Council Regular Meeting will be on Monday, October 28, 2024 at 6:00 pm.
- C. The Planning Commission Work Session will be Thursday, October 31, 2024 at 4:30 pm.
- D. The Board of Zoning Adjustment meeting will be on Tuesday, November 12, 2024 at 4:30 pm directly followed by the Planning Commission regular meeting.

X. Adjournment