



Mayor Nathan See

City Clerk Sandy Button

**REGULAR COUNCIL MEETING
TUESDAY, AUGUST 18, 2026, 6:00 P.M.
PEA RIDGE CITY HALL - COUNCIL ROOM**

1. CALL TO ORDER
2. OPENING PRAYER
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. PUBLIC COMMENTS
6. APPROVE THE MINUTES OF THE JULY 21, 2026, REGULAR MEETING
7. CLINT BOWEN, FIRE CHIEF – RECYCLE 2014 DODGE CHARGER - ASSET NUMBER 126
8. JOSHUA JOHNSON, ACTIVE TRANSPORTATION DIRECTOR – ACTIVE TRANSPORTATION MASTER PLAN
9. JAKE WAGNER, UTILITY DIRECTOR – APPROVAL TO ADVERTISE FOR GUTHRIE/HIGHWAY 72 ONE-MILLION-GALLON TANK WATER TOWER
10. ORDINANCE 957 – AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA TO A WARD LAYMAN'S DESCRIPTION: 2 PARCELS (19-07895-000 & 18-07896-000) INCLUDING 15658 EASTERLING ROAD AND ONE UNADDRESSED.)
11. ORDINANCE 967 - AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 153 HALLACK LANE, PEA RIDGE, AR 72751 (PARCEL NO(s). 13-00692-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL.
12. ORDINANCE 968 – AN ORDINANCE AMENDING TABLE OF USES OF TITLE 14 TO THE PEA RIDGE MUNICIPAL CODE; AND FOR OTHER PURPOSES
13. RESOLUTION 597 - A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING WITH BENTON COUNTY, ARKANSAS REGARDING PROPOSED IMPROVEMENTS TO JOHN



Mayor Nathan See

City Clerk Sandy Button

RENFROE ROAD AND FUTURE OWNERSHIP OF JOHN RENFROE ROAD; AND FOR OTHER PURPOSES

14. RESOLUTION 598 - A RESOLUTION ACCEPTING A GIFT OF LAND FROM THE WALTON FAMILY FOUNDATION, INC. FOR THE ESTABLISHMENT OF A PUBLIC PARK

15. ANNOUNCEMENTS

16. UPCOMING EVENTS

17. ADJOURN

THIS AGENDA IS SUBJECT TO CHANGE.

THE CITY OF PEA RIDGE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, NATIONAL ORIGIN, SEX, RELIGION, AGE OR HANDICAPPED STATUS IN EMPLOYMENT OR PROVISION OF SERVICES.

Pea Ridge City Council
Regular Meeting
July 21, 2026

The Pea Ridge City Council met in a Regular Meeting on Tuesday, July 21, 2026, at 6:00 p.m., in the Council Room at the City Hall Administration Building.

Those present were: Mayor Nathan See, City Clerk Sandy Button, Council Members Ginger Larsen, Nadine Telgemeier, Bob Morrison, Steve Guthrie, Cody Keene and Michael Alldredge. Also present was City Attorney Shane Perry.

Others present were: Jake Wagner, Lynn Hahn, Annette Beard, Mike Nida, Brett Jones, Keegan Stanton, Brett Jones, Jason Dunn, Melissa Salinas, Josh Johnson, and others as listed on attached sheet.

Mayor See called the meeting to order.

Alderman Keene opened the meeting in prayer which was followed by the Pledge of Allegiance.

Public Comments:

Donivan Tarpley, Graham Lane, Flock Cameras
Stephanie Kotouc, Todd Circle, Cameras and Audio in Council Room
Chip Hernandez, E. Pickens, City Civil Engineer

Alderwoman Larsen moved, seconded by Alderman Guthrie to approve the minutes of the June 16, 2026 Regular Meeting. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted abstained; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Alderman Alldredge moved, seconded by Alderman Morrison to approve to transfer from the Street Department to the Parks and Rec. Department the 2023 New Holland Tractor Loader, Asset Number 252. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

July 21, 2026

Mayor See read Resolution Number 595, which is entitled:

A RESOLUTION TO PROCEED WITH HALFF ASSOCIATES, INC. TASK ORDER 052641.023 FOR CONSTRUCTION ENGINEERING AND INSPECTION (CE&I) SERVICES RELATED TO THE GUTHRIE 1.0 MG ELEVATED STORAGE TANK

Alderman Keene moved, seconded by Alderman Morrison to approve Resolution Number 595 as read. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Alderman Keene moved, seconded by Alderman Guthrie to introduce all Ordinances during this meeting by title only. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Mayor See read Ordinance Number 958 by title only, which is entitled:

AN ORDINANCE AUTHORIZING THE SOLE-SOURCE ENGAGEMENT OF ABA ETHOS, LLC, AND ITS AUTHORIZED DESIGN TEAM FOR A BMX TRACK, ASSOCIATED FACILITIES, AND CITY TRAILS, INCLUDING A TRAIL CONNECTING CITY PARK TO THE NEW BMX TRACK; WAIVING THE REQUIREMENTS OF COMPETITIVE BIDDING FOR CERTAIN PROPRIETARY COURSE DESIGN, DIRT-SHAPING, AND PROGRAMMING SERVICES; AUTHORIZING EXECUTION OF A STANDARD SHORT FORM OF AGREEMENT BETWEEN OWNER AND ARCHITECT WITH ABA ETHOS, LLC; AUTHORIZING SEPARATE PROCUREMENT OF CONSTRUCTION SERVICES; AUTHORIZING PROGRAMMING, EVENT ACTIVATION, SANCTIONING, AND LICENSING AGREEMENTS; AUTHORIZING ACCEPTANCE AND ADMINISTRATION OF A STATE OF ARKANSAS GRANT; AMENDING THE FY 2026 BUDGET AND CONDITIONING CERTAIN AUTHORIZATIONS UPON AVAILABILITY OF PROJECT FUNDING; AND FOR OTHER PURPOSES

July 21, 2026

Alderman Keene, seconded by Alderman Guthrie, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Guthrie, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted nay; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted nay. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Mayor See read Ordinance Number 965 by title only, which is entitled:

AN ORDINANCE AMENDING PEA RIDGE MUNICIPAL CODE, SECTION 11.04.06;
AND FOR OTHER PURPOSES.

Alderman Keene, seconded by Alderman Alldredge, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

July 21, 2026

Alderman Alldredge, seconded by Alderman Guthrie, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Mayor See read Ordinance Number 961 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO
THE CITY OF PEA RIDGE, APPROVING THE SCHEDULE OF SERVICES TO BE
EXTENDED TO SAID AREA; AND ASSIGNING SUCH AREA TO A WARD

Alderman Keene, seconded by Alderman Morrison, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderwoman Larsen, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

July 21, 2026

Mayor See read Ordinance Number 962 by title only, which is entitled:

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH AREA TO A WARD

Alderman Keene, seconded by Alderman Alldredge, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderwoman Larsen, seconded by Alderman Morrison, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Mayor See read Ordinance Number 963 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 1511 SLACK STREET, PEA RIDGE, AR 72751 (PARCEL NO. 13-00124-005) AND LEGAL DESCRIPTION IN SECTION 1 FROM R-2 MEDIUM DENSITY RESIDENTIAL TO C-2 GENERAL COMMERCIAL.

July 21, 2026

Alderman Keene, seconded by Alderman Morrison, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

Alderman Keene, seconded by Alderman Alldredge, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Mayor See read Ordinance Number 964 by title only, which is entitled:

AN ORDINANCE PROVIDING THE VACATION OF A UTILITY EASEMENT ON
PROPERTY LOCATED AT 1308 BUNKER DRIVE (PARCEL NO. 13-03782-000), PEA
RIDGE, BENTON COUNTY, ARKANSAS, AND FOR OTHER PURPOSES

Alderman Keene, seconded by Alderwoman Larsen, moved that the rule requiring the reading of an ordinance by title only on three different days be suspended. Mayor See put the question on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Thereupon Mayor See declared that at least two-thirds of all members of the council have voted in favor of the motion to suspend the rule. The motion carried, and the rule suspended. Mayor See then read the Ordinance by title only.

July 21, 2026

Alderman Keene, seconded by Alderman Morrison, moved that the Ordinance be adopted. The question was put by Mayor See on the adoption of the motion and the roll being called, the vote was as follows: Ginger Larsen voted aye, Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

The Mayor thereupon declared the Ordinance adopted and signed the Ordinance, which was attested by the City Recorder and sealed with the Seal of the City.

Alderman Keene moved, seconded by Alderwoman Larsen to accept the asset dedication in the amount of \$148,593.00 for Water and Sewer and \$20,343.50 for Streets and Storm Sewer for Patton Place Townhomes. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie voted aye; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Announcements:

Mayor See thanked Water Supt, Jake Wagner and his staff for their quick reaction and response to help Benton Washington Regional Public Water Authority with a major water leak this past weekend. Mayor See also thanked all department heads and employees for the great job they are doing and looking forward to a great future for our City.

Upcoming Events:

Alderman Keene moved, seconded by Alderman Guthrie to adjourn the meeting. Motion passed unanimously.

Nathan See, Mayor

Sandy Button, City Clerk



City of Pea Ridge
P.O. Box 10
Pea Ridge, AR 72751

Transfer of Fixed Asset

Date: 7/21/20

A Fixed Asset is defined as an item or unit of items with an original purchase price of \$5,000.00 or more.

Type of Transaction:

Transfer ☐ Surplus ☐ Recycle ☒

Asset Description:

Type of Equipment	Admin car
Manufacturer	Dodge 2014
Model Number	Charger
Serial Number	2C3DXAGOEH292651
Asset Number	126

Original Purchase Information:

Cost	22,267.00
Date of Purchase	06/03/2014

Transfer Information:

Releasing Department Name	Fire Department
Releasing Department Location:	243 S Curtis
Releasing Department Cost	•
Signature of Releasing Holder	•
Receiving Department Name:	
Receiving Department Cost	
Signature of Receiving Department	

Mayor Signature

Inventory Use Only

Date of Transfer	
Date Entered	
Completed by	

Sandy Button

From: Joshua Johnson
Sent: Monday, July 13, 2026 9:34 AM
To: Nathan See
Cc: Sandy Button; Jason Dunn
Subject: City Council: Active Transportation Master Plan

Greetings,

I would like to put on the work session for 8/11 the presentation of the Active Transportation Master Plan for adoption during the 8/18 Council meeting.

We will be presenting during the work session of the planning commission on the 20th, and the materials presented should largely be the same. Let me know the deadline for when the packet usually goes out to the council.

Wander Well,

Joshua Johnson
Active Transportation Coordinator
City of Pea Ridge
Phone: 501-580-5933
190 Smith St.
Pea Ridge, AR 72751
[Schedule a meeting](#)



Pea Ridge outside together

ORDINANCE NO. 957

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE; APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID AREA; AND ASSIGNING SUCH AREA TO A WARD
Layman's Description: 2 parcels (18-07895-000 & 18-07896-000) including 15658 Easterling Rd and one unaddressed).

WHEREAS, a petition was filed, pursuant to A.C.A. 14-40-609, for the annexation of certain territory into the City of Pea Ridge, Arkansas; and

WHEREAS, the Benton County Assessor and the Benton County Clerk have verified that the petition: (A) is in writing; (B) contains an attestation signed before a notary by the property owner of the relevant property confirming the desire to be annexed; (C) contains an accurate description of the relevant property; (D) contains a letter or title opinion from a certified abstractor or title company verifying that the petitioner is the owner of record of the relevant property; (E) contains a letter or verification from a certified surveyor or engineer verifying that the relevant property is contiguous with the annexing city and that no enclaves will be created if the property or properties are accepted by the city; and (F) includes a schedule of services of the annexing city that will be extended to the area within three (3) years after the date the annexation becomes final; and presented the petition and records of the matter to the Benton County Judge; and

WHEREAS, the County Judge has: (A) reviewed the petition and records for completeness and accuracy; (B) determined that no enclaves will be created by the annexation; (C) confirmed that the petition contains a schedule of services; and (D) issued an order articulating these findings, and forwarded the petition and an Order authorizing the annexation to the contiguous City of Pea Ridge for consideration; and

WHEREAS, it is the desire of the Mayor and City Council of Pea Ridge that said territory be annexed.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS:

SECTION 1. That the following described territory, contiguous to the City of Pea Ridge, be and the same is hereby accepted as part of, and annexed to and made a part of the City of Pea Ridge, Arkansas to wit:

Petersen Annexation into the City of Pea Ridge, Arkansas

All of the following area in Benton County, Arkansas more particularly described as: Beginning at the SW corner of the SW/4 of the NE/4 in Section 25, T21N, R30W on the city limits of Pea Ridge and in the intersection of Hickman Dr and Easterling Rd; thence North 660 ft along the city limits; thence East 660 ft to a point on the city limits; thence

South 660 ft; thence West 660 ft along the city limits to the point of beginning; and all adjoining right-of-way of Easterling Road.

SECTION 2. That the following schedule of services shall be extended to the area by the City of Pea Ridge within the statutorily required three (3) years after the date the annexation becomes final, as follows: police and fire protection; maintenance of streets; and solid waste collection and disposal.

SECTION 3. That the above described territory shall be annexed to and made a part of Ward #3 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

SECTION 4. That this annexation shall be effective and final thirty (30) days after passage of this ordinance.

SECTION 5. That the City Clerk shall certify and send one (1) copy of the map of the annexed property and one (1) copy of this ordinance to the County Clerk for County Judge confirmation consideration.

PASSED AND APPROVED THIS 16th DAY OF JUNE, 2026.

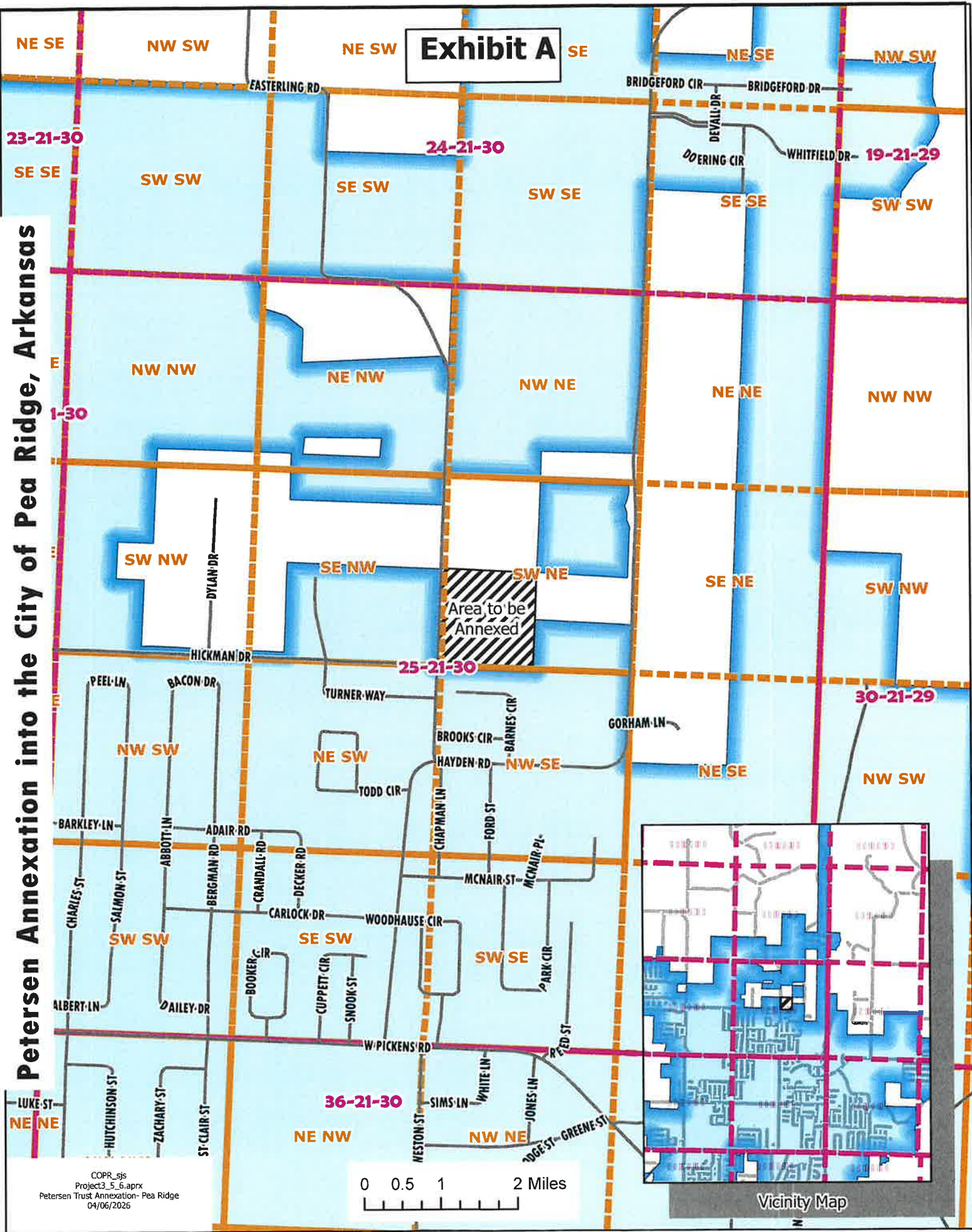
Nathan See, Mayor

Attest:

Sandy Button, City Clerk-Treasurer

Petersen Annexation into the City of Pea Ridge, Arkansas

Exhibit A



ORDINANCE NO. 966

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 15658 EASTERLING ROAD, PEA RIDGE, AR 72751 (PARCEL NO(s). 18-07895-000 & 18-07896-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO PZD, PLANNED ZONING DISTRICT, AND FOR OTHER PURPOSES.

WHEREAS, a rezoning petition was properly filed and considered by the Pea Ridge Planning Commission according to the requirements enumerated in Article 14 of the Pea Ridge Municipal Code; and

WHEREAS, the Planning Commission ordered public hearings to be held on July 7, 2026, at 6:00 PM and August 4, 2026 at 6:00 PM for the purpose of hearing said application; the notice of such hearings being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas with evidence being submitted that all property owners within 300 ft having been notified of the public hearings; and

WHEREAS, the application included the zoning standards and master plan, this ordinance adopting such documents with approval; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from A, Agriculture to PZD, Planned Zoning Development; and

WHEREAS, the City Council is of the opinion that said parcel(s) should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS, THE REFERENCED PROPERTY IN SECTION 1 BE REZONED PZD, PLANNED ZONING DISTRICT, AND ADOPTION OF ZONING STANDARDS AND MASTER PLAN IN EXHIBIT B.

SECTION 1:

TRACT 1: A PART OF THE N1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 86°48'00" EAST, PASSING THROUGH A 3/8" IRON PIN FOUND AT 14.08 FEET AND CONTINUING ANOTHER 635.06 FEET, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP, AND CONTINUING ANOTHER 10.00 FEET FOR A TOTAL OF 659.14 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH 02°20'21" WEST, 332.09 FEET TO A 5/8" IRON PIN FOUND; THENCE NORTH 86°48'03" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 633.15 FEET AND CONTINUING 26.71 FEET, FOR A TOTAL OF 659.86 FEET TO THE WEST LINE THEREOF; THENCE ALONG SAID WEST LINE, NORTH 02°27'47" EAST, 332.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD

ON THE WEST SIDE AND A TEN FOOT UTILITY EASEMENT ON THE EAST SIDE THEREOF. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

TRACT 2: THE S1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF; THENCE ALONG THE SOUTH LINE THEREOF, NORTH 86°59'01" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 632.57 FEET AND CONTINUING 27.72 FEET FOR A TOTAL OF 660.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, NORTH 02°27'47" EAST, 335.91 FEET; THENCE SOUTH 86°48'03" EAST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 26.71 FEET AND CONTINUING 633.15 FEET, FOR A TOTAL OF 659.86 FEET TO A 5/8" IRON PIN FOUND; THENCE SOUTH 02°23'07" WEST, 333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD ON THE WEST SIDE. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

Please see "Exhibit A" vicinity map.

LAYMAN'S DESCRIPTION: 15658 Easterling Road, Pea Ridge, AR 72751; Please see the vicinity map labeled "Exhibit A" // PARCEL NO(s). 18-07895-000 & 18-07896-000.

PASSED AND APPROVED this 18th day of August, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

Exhibit A
Vicinity Map
(illustrative only)

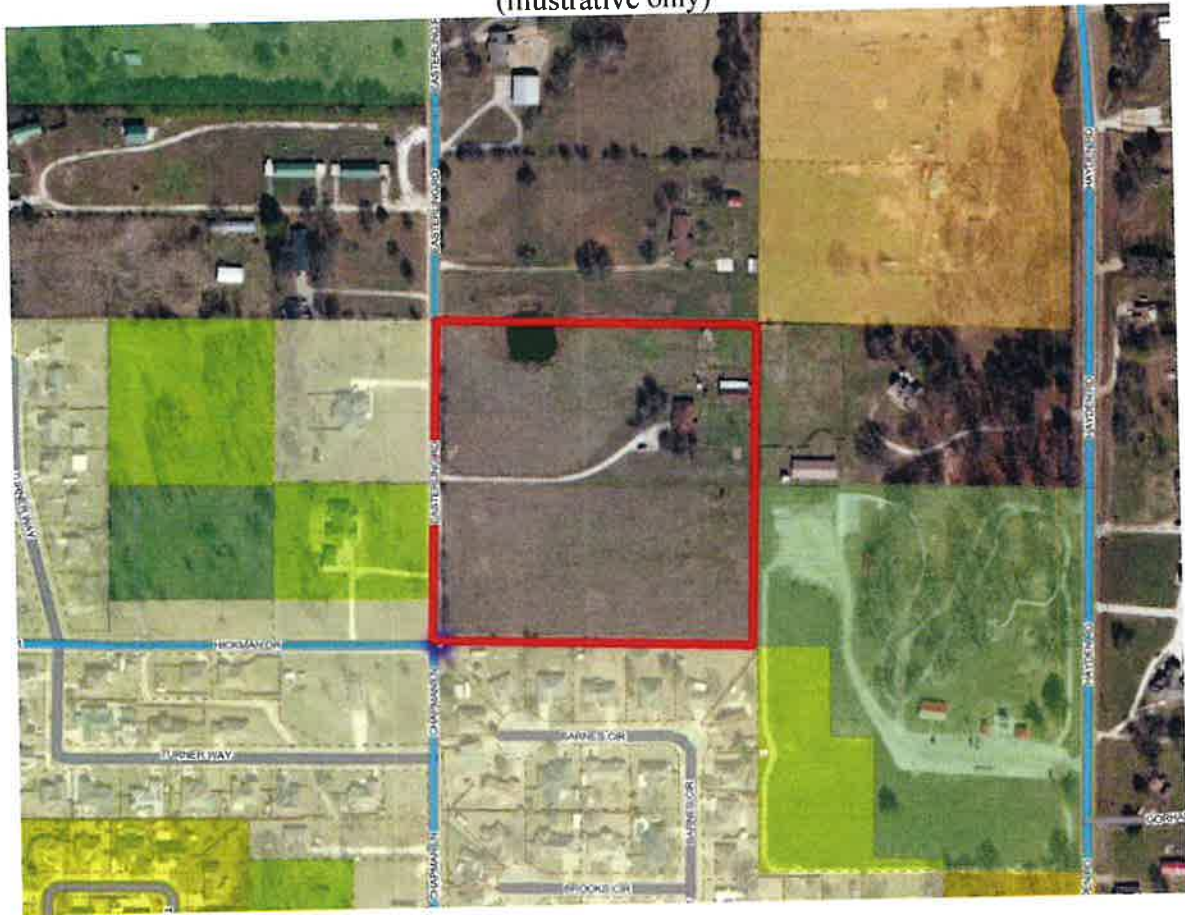


Exhibit B: Zoning standards and master plan

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Development Plan for
THE VILLAGE AT CITY PARK
A Planned Zoning Development in
Pea Ridge, Arkansas
July 7, 2026

A) Executive Summary	1
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E) Planning Area Map	5
F) Development Standards	6
Planning Area "A" – Single-Family Homes	6
Planning Area "B" – Terraced Homes	6
Planning Area "C" – Townhomes.....	7
Planning Area "D" – Mixed Use Commercial & Residential Apartments	8
Planning Area "E" – Single-Family Large Lot Homes	8
Planning Area "F" – Commercial Farming	9
G) Open Space and Landscaping	8
H) Parking Area Design Standards	8
I) Platting	8
J) Signs	8

K) Restrictive Covenants	8
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A) Executive Summary

The Village at City Park is a proposed Planned Zoning District in north Pea Ridge. The project will be located on 10 acres directly east of the Pea Ridge City Park.

The purpose of the project is to create a mixed-use development featuring detached single-family homes, flexible multi-family tracts, mixed use commercial and residential rentals, and a commercial farm.

The property is currently owned and developer is OCHEL TOV, LLC and Andelman Holdings, LLC.

The project will include five distinct planning areas that will include:

- Planning Area "A" – Single-Family – Medium Size Lots
- Planning Area "B" – Single-Family – Terrace House Lots
- Planning Area "C" – Two-Story Commercial
- Planning Area "D" – Mixed Use Commercial and Residential Apartments
- Planning Area "E" – Single-Family – Deep Lots
- Planning Area "F" – Commercial Farm and Detention Pond

The site flows from south to north with an existing farm pond located in the north central portion of the site. This area will be modified to house the required detention pond.

Planning Area A will consist of lots with homes ranging in size from 2,000 square feet to 2,800 square feet with rear loading garages. Planning Area B will consist of two-story row style homes with a zero lot line on one side to allow a more usable green space. These lots will also have rear loading garages. In addition, in lieu of the traditional City street located in the front of the homes, the front areas will contain sidewalks with a usable shared greenspace. Planning area C will consist of two-story commercial

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area D will consist of three-story mixed use with commercial on the first floor and residential apartments on the 2nd and 3rd stories. Planning Area E will consist of deeper lots with homes ranging in size from 2,500 square feet to 3,500 square feet with rear loading garages. Planning Area F will consist of a commercial farm used for growing vegetables and food, the detention pond, and agri-tourism. No animal farming will be permitted in this area.

B) Property Details and Legal Description

The Village at City Park will be located near the intersection Hickman Drive and Easterling Road per Book L202614100. Property includes 10 acres.

SURVEY DESCRIPTION:

TRACT 1: A PART OF THE N1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH 86°48'00" EAST, PASSING THROUGH A 3/8" IRON PIN FOUND AT 14.08 FEET AND CONTINUING ANOTHER 635.06 FEET, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP, AND CONTINUING ANOTHER 10.00 FEET FOR A TOTAL OF 659.14 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF, SOUTH 02°20'21" WEST, 332.09 FEET TO A 5/8" IRON PIN FOUND; THENCE NORTH 86°48'03" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 633.15 FEET AND CONTINUING 26.71 FEET, FOR A TOTAL OF 659.86 FEET TO THE WEST LINE THEREOF; THENCE ALONG SAID WEST LINE, NORTH 02°27'47" EAST, 332.09 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD ON THE WEST SIDE AND A TEN FOOT UTILITY EASEMENT ON THE EAST SIDE THEREOF. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

TRACT 2: THE S1/2 OF THE SW1/4 OF THE SW1/4 OF THE NE1/4 OF SECTION 25, TOWNSHIP 21 NORTH, RANGE 30 WEST OF THE 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING SURVEYED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8" IRON PIN FOUND AT THE SOUTHEAST CORNER THEREOF;

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

THENCE ALONG THE SOUTH LINE THEREOF, NORTH 86°59'01" WEST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 632.57 FEET AND CONTINUING 27.72 FEET FOR A TOTAL OF 660.29 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF, NORTH 02°27'47" EAST, 335.91 FEET; THENCE SOUTH 86°48'03" EAST, PASSING THROUGH A 5/8" IRON PIN SET WITH PLS #1519 CAP AT 26.71 FEET AND CONTINUING 633.15 FEET, FOR A TOTAL OF 659.86 FEET TO A 5/8" IRON PIN FOUND; THENCE SOUTH 02°23'07" WEST, 333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 5.07 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF EASTERLING ROAD ON THE WEST SIDE. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

D) Scope and Concept

The Village at City Park will be a mixed-use development featuring single-family along Easterling and the north half of the development, single-family row house residential, townhomes, mixed use commercial and apartments, and a commercial garden. The development will include six distinct planning areas, or lot types, each with its own set of design standards and allowed uses. Each of the planning areas is generally based on requirements from various standard zoning districts provided in Pea Ridge's municipal code.

Planning Area A: The area includes single-family residential along Easterling Street and in the north half of the project (Lots 1-8). All homes will be rear loading garages with access from the proposed alleys. The approximate development area is 1.3 acres of single-family housing.

Planning Area B: This area includes terrace house type single family two-story residential homes (Lots 9-32 & 35). Typical lot sizes are anticipated to be 35' wide by 102.5' deep. The front yards of these lots will face a greenspace in lieu of a typical street with sidewalks. The approximate development area is 2.7 acres.

Planning Area C: This area includes two-story commercial (Lot 33). The approximate development area is 0.90 acres.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area D: This area includes mixed use commercial and apartments. The buildings will be 3-story with the first floor commercial and apartments for the 2nd and 3rd floors (Lot 36). The approximate development area is 1.1 acres.

Planning Area E: The area includes single-family residential with deeper lots and in the north half of the project (Lots 39-47). All homes will be rear loading garages with access from the proposed alleys. The approximate development area is 2.1 acres of single-family housing.

Planning Area F: This area includes a commercial farm and the detention pond. The commercial farm will be food and vegetables only and no animal-based farms will be permitted (Lots 37-38 & 34). The approximate development area is 2 acres.

A conceptual rendering of the proposed planned development is included with the rezoning materials. This conceptual layout is provided to illustrate the developer's intent for the project, and illustrates proposed general locations of roads, buildings, and other improvements. The final construction plans for improvements within each planning area may differ from what is shown on the exhibit as the project moves through City review and formal design processes.

The locations of the planning areas on the site are illustrated on the following page on this document.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

F) Development Standards

This Planned Zoning District shall be governed by the use and development regulations of Pea Ridge Zoning Code except as provided as follows:

Planning Area A: Single-Family Residential

Gross Land Area: ± 1.3 Acres (Lots 1-8)

Lot Dimensions:

Minimum Lot Area: 5,850 square feet per Dwelling Unit

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 80%

Building Setbacks:

Front Building Setback: 15'

Side Building Setback: 5' (Not applicable to side on corner)

Side Building Setback on Corner: 15'

Rear Building Setback: 15'

Building Height: In no case may a building exceed 32 feet in height. Steeples, spires, or other non-inhabited towers, incorporated into a building's architectural features, are categorically excluded from the above mentioned height limit requirements.

Floor/Area Ratio: 0.80 (Maximum)

Landscaped Buffer: A landscaped buffer, not less than 5 feet wide, will be provided along all property lines.

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 20% of the total surface area of the lot, at least 20% of which will be visible from the rights-of-way of interior streets providing access to this planning area.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area B: Single Family Detached Homes – Terraced Houses

Gross Land Area: ± 2.7 Acres (Lots 9-25 & 35)

Lot Dimensions:

Minimum Lot Area: 3,500 sq. ft.

Minimum Lot Width: 35'

Maximum Lot Coverage: 90%

Building Setbacks:

Front Building Setback: 17.5'

Side Building Setback: 10' On One Side, 0' on the other

Side Building Setback on Corner: 7'

Rear Building Setback: 15'

Building Height: No building shall exceed 36 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 36 feet. In no event shall any building exceed 35 feet in height.

Floor/Area Ratio: 0.90 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 10% of the total surface area of the lot.

Density: Development shall not exceed 10 homes/acre in this planning area.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area C: Two-Story Commercial

Gross Land Area: ± 0.50 Acres (Lot 33)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 15'

Side Building Setback: 5'

Side Building Setback on Corner: 10'

Rear Building Setback: 10'

Building Height: No building shall exceed 30 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 30 feet. In no event shall any building exceed 32 feet in height.

Floor/Area Ratio: 0.95 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 5% of the total surface area of the lot.

Planning Area D: Mixed Use Commercial & Apartments

Gross Land Area: ± 1.1 Acres (Lot 36)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 5'

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Building Height: No building shall exceed 36 feet in height, unless each exceeding portion of the building is set back by the above-listed distances, plus an additional one foot for each one foot that its height exceeds 36 feet. In no event shall any building exceed 35 feet in height.

Floor/Area Ratio: 0.95 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 5% of the total surface area of the lot.

Planning Area E: Single-Family Residential – Deeper Lots

Gross Land Area: ±2.1 Acres (Lots 39-47)

Lot Dimensions:

Minimum Lot Area: 7,000 square feet per Dwelling Unit

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 60%

Building Setbacks:

Front Building Setback: 20'

Side Building Setback: 5' (Not applicable to side on corner)

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

Building Height: In no case may a building exceed 32 feet in height. Steeples, spires, or other non-inhabited towers, incorporated into a building's architectural features, are categorically excluded from the above mentioned height limit requirements.

Floor/Area Ratio: 0.60 (Maximum)

Landscaped Buffer: A landscaped buffer, not less than 5 feet wide, will be provided along all property lines.

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 40% of the total surface area of the lot, at least 20% of

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

which will be visible from the rights-of-way of interior streets providing access to this planning area.

Planning Area F: Commercial Farm & Detention Pond

Gross Land Area: ± 2 Acres (Lots 34 & 37-38)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 10'

Side Building Setback on Corner: 10'

Rear Building Setback: 20'

Building Height: No buildings allowed other than greenhouses for commercial farming and one farmer residence for an onsite manager for maintaining the farm and common areas within the entire development.

Floor/Area Ratio: 0.50 (Maximum)

Open Space: Open covering a minimum of 50% of the total surface area of the lot.

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

G) Open Space and Landscaping

Open spaces and landscaping will be provided throughout the development, and minimum open space/landscaping requirements are included in the development standards for four of the six planning areas.

H) Parking Area Design Standards

All parking shall be designed in accordance with Pea Ridge municipal code, with the exception of 1.5 spaces per unit required for the apartments in Planning Area D.

I) Platting

No building permit shall be issued until a subdivision plat has been approved by the City of Pea Ridge, in compliance with the Planned Zoning District concept and development standards. A subdivision plat will be submitted to the City of Pea Ridge after approval of the PZD. For planning area D, the civil engineering plans associated with the overall subdivision plan shall include this area and will not be subject to a separate planning commission approval.

J) Signs

Entrance signs will be placed at primary entrances to the development.

K) Restrictive Covenants

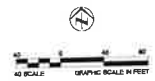
Restrictive covenants will be developed and recorded to provide for the operation and maintenance of the development and maintenance of all common property.

L) Development Timeline

Development of the project will commence as quickly as practical upon approval of construction plans for each planning area. It is anticipated construction of Planning Area A and F will occur first, followed by Planning Area D, then Planning Area B, and lastly, Planning Area E.



LEGEND	
[Light Green]	SINGLE-FAMILY RESIDENTIAL
[Light Yellow]	SINGLE FAMILY DETACHED HOMES - TERRACED HOUSES
[Red]	MIXED-USE (1ST FLOOR RETAIL, 2ND & 3RD FLOORS RESIDENTIAL)
[Purple]	MIXED-USE (1ST FLOOR COMMERCIAL, 2ND STORY RESIDENTIAL)
[Yellow]	SINGLE-FAMILY RESIDENTIAL-DEEPER LOTS
[Dark Green]	MARKET FARM AND HOMESTEAD



- NOTES**
1. THIS DRAWING IS REPRESENTATIVE IN NATURE. IT HAS NOT HAD THE BENEFIT OF FULL DESIGN OR MUNICIPALITY REVIEW. IT IS FOR THE PZD SUBMITTAL KNOWN AS THE VILLAGE AT CITY PARK. SINCE FULL DESIGN PLANS OCCUR, THE SITE'S LAYOUT AND LANDSCAPE PLAN WILL BE ABLE TO BE FULLY DEVELOPED.
 2. REFER TO THE PLANNING AREA MAP SUBMITTED WITH THE ASSOCIATED PZD RATIONALE DOCUMENT FOR FURTHER CLARIFICATION REGARDING THE PLANNING AREA BLOCKS

NOT FOR CONSTRUCTION

Earthplan
Design
Alternatives, PA

PZD RENDERED CONCEPTUAL
THE VILLAGE AT CITY PARK
PEA RIDGE, ARKANSAS

DATE: 11/15/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 11/15/2011
JOB NUMBER: 12851
PROJECT: THE VILLAGE AT CITY PARK
SHEET: 1 OF 1

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 153 HALLACK LANE, PEA RIDGE, AR 72751 (PARCEL NO(s). 13-00692-000) AND LEGAL DESCRIPTION IN SECTION 1 FROM C-1, NEIGHBORHOOD COMMERCIAL TO C-2, GENERAL COMMERCIAL.

WHEREAS, a rezoning petition was properly filed and considered by the Pea Ridge Planning Commission according to the requirements enumerated in Article 14 of the Pea Ridge Municipal Code; and

WHEREAS, the Planning Commission ordered a public hearing to be held on August 4, 2026, at 6:00 PM for the purpose of hearing said application; the notice of such hearing being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas with evidence being submitted that all property owners within 300 ft having been notified of the public hearing; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said petition be granted and that the property described therein be rezoned from C-1, Neighborhood Commercial to C-2, General Commercial; and

WHEREAS, the City Council is of the opinion that said parcel(s) should be rezoned as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS, THE REFERENCED PROPERTY BE REZONED C-2, GENERAL COMMERCIAL

SECTION 1:

Part of Lot 16 in the revised plat of Medlin Subdivision, a subdivision in part of the NE ¼ of the NW ¼ of Section 1, Township 20 North, Range 30 West, described as follows: Beginning at the NW Corner of said Lot 16, thence South 89°48' East 364.00 feet; thence South 00°12' West 480.80 feet; thence North 89°39'31" West 362.60 feet; thence north 00°02' East 479.80 feet to the Point of Beginning. Subject to a 10 foot wide utility easement along the South, West and North sides of said described property.

Please see "Exhibit A" vicinity map.

LAYMAN'S DESCRIPTION: 153 Hallack Lane, Pea Ridge, AR 72751; Please see the vicinity map labeled "Exhibit A" // PARCEL NO(s). 13-00692-000.

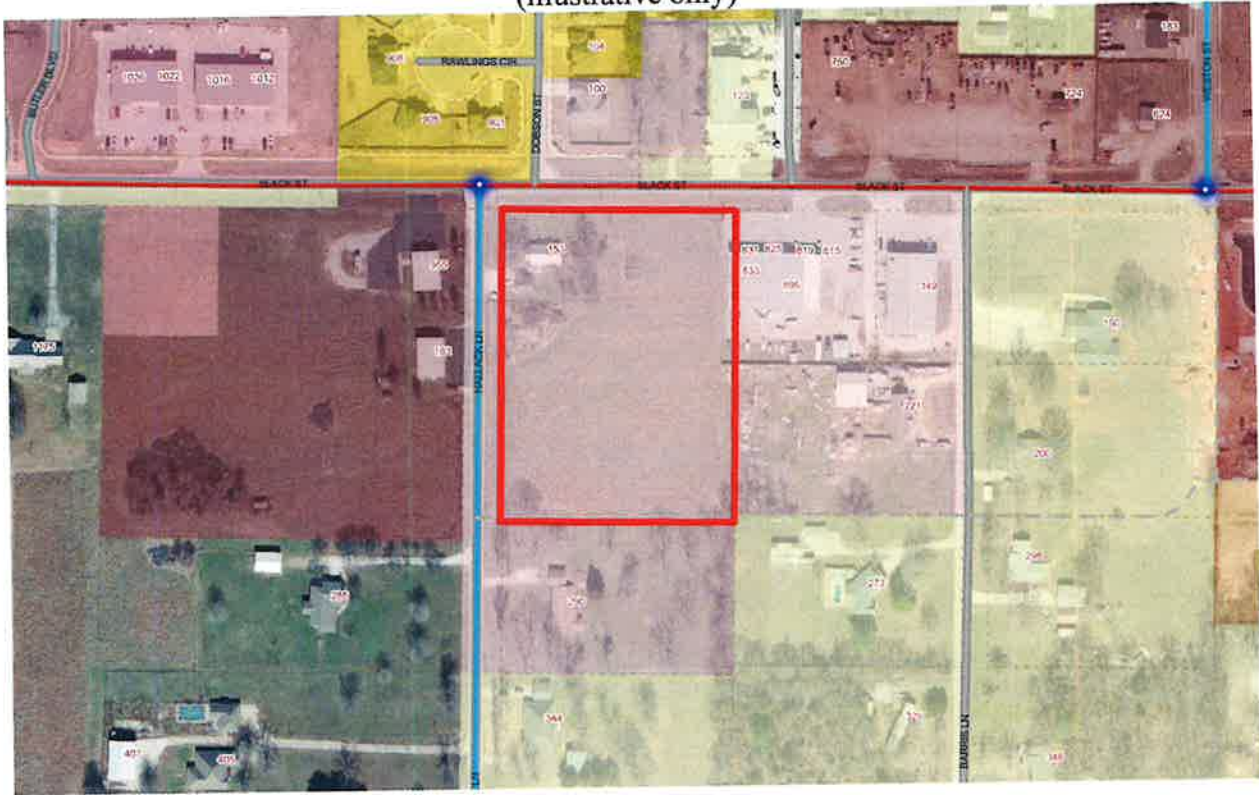
PASSED AND APPROVED this 18th day of August, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer

Exhibit A
Vicinity Map
(illustrative only)



ORDINANCE NO. 968

CITY OF PEA RIDGE, ARKANSAS

AN ORDINANCE AMENDING TABLE OF USES OF TITLE 14 TO THE PEA RIDGE MUNICIPAL CODE; AND FOR OTHER PURPOSES

WHEREAS, the City of Pea Ridge desires to effectively regulate the uses allowed in each zoning district; and

WHEREAS, the City of Pea Ridge desires to clarify processes and procedures, further define the roles of staff, Planning Commission, and City Council; and

WHEREAS, the City of Pea Ridge desires to preserve adequate land for commercial uses to service the city's population and provide sufficient sales tax revenue to adequately fund city services and infrastructure; and

WHEREAS, the city has determined that the following regulations will promote the health, safety, and welfare of its citizens; and

WHEREAS, the Planning Commission ordered a public hearing to be held on August 4, 2026, at 6:00 PM for the purpose of hearing a text amendment to Title 14; the notice of such hearing being published in the newspaper having a bona fide circulation in Pea Ridge, Arkansas; and

WHEREAS, the Planning Commission voted to recommend to the City Council that said text amendment be approved; and

WHEREAS, the City Council is of the opinion that said text amendment should be approved as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEA RIDGE, ARKANSAS THE TEXT AMENDMENT TO TITLE 15 SUBDIVISION REGULATIONS BE APPROVED AS FOLLOWS:

SECTION 1: The above Whereas clauses are adopted by reference as if fully set forth herein.

SECTION 2: Amendment of Title 14 of the Pea Ridge Municipal Code. 14.04.05.2 of Title 14 of the Pea Ridge Municipal Code is hereby amended and shall read as follows:

SECTION 2. COMMERCIAL DISTRICTS:

4. Commercial and Industrial Uses Permitted.

Where the letter "C" appears instead of "P", the use is permitted subject to acquiring a conditional use permit. Where neither "P" nor "C" appears similarly within the table, the use is not permitted. (Ord. No. 722)

RESIDENTIAL USES	C-1	C-2	I
Single-family detached		C	C
Single-family attached		C	
Duplex, triplex, 4-plex	C	C	C
Townhouse/Rowhouse	C	C	
Live-work units	P	C	
Loft apartment		C	
Multi-family	C	C	C
Residential facility – assisted living	C	P	
CIVIC AND COMMERCIAL USES	C-1	C-2	I
Airport or airstrip			C
Alcoholic Beverages & Controlled Substances		C	
Animal care, general	C	P	C
Animal care, limited	P	P	
Auditorium or stadium		C	C
Automated teller machine	P	P	P
Bank or financial institution	P	P	P
Bakery	P	P	
Bed and breakfast	P	P	
Car wash	C	P	P
Cemetery	P	P	P
Church	P	P	P
College or university	P	P	P
Communication tower	C	C	P
Construction sales and service		P	P
Convenience store	C	P	C
Cultural Studio	P	P	
Day care, limited (family home)	P	P	C
Day care, general	P	P	C
Entertainment, adult		C	C
Funeral home	C	P	
Gas Station		P	P
Golf course	P	P	
Government service	P	P	P
Hospital	P	P	
Hotel or motel		P	

Library	P	P	P
Medical service/office	P	P	P
Museum	P	P	C
Nursing home	P	P	
Office, general	P	P	C
Parking lot, commercial	C	P	C
Parks and recreation	P	P	C
Pawn shops		P	C
Plant Nursery	C	P	P
Post office	P	P	C
Recreation/entertainment, indoor	C	P	C
Recreation/entertainment, outdoor	C	P	C
Recreational vehicle park		P	P
Restaurant, fast-food	C	P	P
Restaurant, general	P	P	P
Retail/service <10,000 sqft	P	P	C
Retail/service >10,000 sqft	C	P	C
Safety services	P	P	P
School, elementary/middle & high	P	P	P
Signs	*	*	*
Utility, major	C	C	C
Utility, minor	P	P	P
Vehicle and equipment sales		P	P
Vehicle repair, general		P	P
Vehicle repair, limited	C	P	P
Vocational school	C	P	P
Warehouse, residential (mini) storage		C	P
INDUSTRIAL, MANUFACTURING	C-1	C-2	I
Asphalt or concrete plant			C
Auto wrecking or salvage yard			P
Basic industry			P
Freight terminal		C	P
Manufacturing, general			P
Manufacturing, limited			P
Mining or quarrying			C
Research services	C	C	P
Warehousing			P
Welding or machine shop		C	P

AGRICULTURAL USES	C-1	C-2	I
Agriculture, animal		C	P
Agriculture, crop	P	P	P
Agriculture, farmers market	C	P	P
Agriculture, product sales		C	P

SECTION 3: That the remainder of Pea Ridge Municipal Code Title 14 are not modified by this ordinance, and all other and unmodified sections remain in full force and effect.

Section 4: That all prior ordinances with terms and provisions in conflict with this ordinance are amended and updated to reflect the legislative intent outlined herein.

PASSED AND APPROVED this 18th day of August, 2026.

NATHAN SEE, Mayor

ATTEST:

SANDY BUTTON, City Clerk-Treasurer