EST. 1850

PEA RIDGE

ARKANSAS

Mayor Nathan See

City Clerk Sandy Button

REGULAR COUNCIL MEETING
TUESDAY, NOVEMBER 17, 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 OCTOBER 13, 2026, REGULAR MEETING
7. ORDINANCE 966 - 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
8. ORDINANCE 976 – AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, AND ASSIGNING SUCH TO WARDS
9. ORDINANCE 977– AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, APPROVING THE SCHEDULE OF SERVICES TO BE EXTENDED TO SAID ARES, AND ASSIGNING SUCH AREA TO A WARD
10. RESOLUTION NO 603 – A RESOLUTION APPROVING AND ADOPTING A BUDGET FOR OPERATION OF THE CITY OF PEA RIDGE FOR THE CALENDAR YEAR 2027
11. ADVERTISE FOR BIDS FOR TRAFFIC SIGNAL HAYDEN AND PICKENS
12. COUNCIL/PLANNING COMMISSION PAY – 2026
13. EMPLOYEE END OF THE YEAR MERIT AWARD
14. ANNOUNCEMENTS

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15. UPCOMING EVENTS

16. 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
October 13, 2026

The Pea Ridge City Council met in a Regular Meeting on Tuesday, October 13, 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: Donald Deal, Jake Wagner, Monte Keene, Joshua Johnson, Jason Dunn, Nick Larsen, Jody Morrison, Annette Beard, Melissa Salinas, Mike Nida, Dustin Phy, Lynn Hahn, and others listed on attached sheet.

Mayor See called the meeting to order.

Mayor See opened the meeting in prayer which was followed by the Pledge of Allegiance.

Public Comments:

Aaron Pautz addressed the Council with concerns about growth and infrastructure within the City.

Stephanie Kotouc also voiced concerns about controlled growth within the City specifically with planned zoning developments.

Alderman Alldredge moved, seconded by Alderman Guthrie to approve the minutes of the September 15, 2026 Public Hearing, the September 15, 2026 Regular Meeting, the September 17, 2026 Special Meeting and the October 6, 2026 Special Meeting. The roll being called, the vote was as follows: Ginger Larsen voted aye; Nadine Telgemeier voted aye; Bob Morrison voted aye; Steve Guthrie; Cody Keene voted aye; and Michael Alldredge voted aye. Motion passed.

Alderman Keene moved, seconded by Alderman Morrison to introduce all Ordinances and Resolutions 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.

October 13, 2026

Mayor See read Ordinance Number 972 by title only, which is entitled:

AN ORDINANCE ADOPTING AN ACTIVE TRANSPORTATION MASTER PLAN FOR THE CITY OF PEA RIDGE AND INCORPORATING IT AS A COMPONENT OF THE CITY'S MASTER STREET PLAN, AND FOR OTHER PURPOSES

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; 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 Alldredge, 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; 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 973 by title only, which is entitled:

AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 1911 & 1933 HAZELTON ROAD, PEA RIDGE, AR 72751 (PARCEL NO(s). 13-00184-564 & 13-00184-567) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE AND RE, RESIDENTIAL ESTATE TO R-2, MEDIUM DENSITY RESIDENTIAL

Alderwoman Telgemeier, seconded by Alderman Keene, 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 Telgemeier, 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 974 by title only, which is entitled:

> AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF 467 LEE TOWN ROAD, PEA RIDGE, AR 72751 (PARCEL NO(s). 13-00003-000 AND LEGAL DESCRIPTION IN SECTION 1 FROM R-1, LOW DENSITY RESIDENTIAL TO C-2, GENERAL COMMERCIAL

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.

Alderman Keene, seconded by Alderman Guhrie, 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 975 by title only, which is entitled:

> AN ORDINANCE AMENDING THE ZONING OF PROPERTY WITH THE CURRENT ADDRESS OF APPROXIMATELY 775 FEET SOUTH OF THE INTERSECTION OF IT'LL DO ROAD AND HAZELTON ROAD, PEA RIDGE, AR 72751 (PARCEL NO(s). 13-00184-567 AND 13-00184-564) AND LEGAL DESCRIPTION IN SECTION 1 FROM A, AGRICULTURE TO C-1, NEIGHBORHOOD COMMERCIAL AND R-3, HIGH DENSITY RESIDENTIAL

Alderwoman Larsen, 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.

Alderman Alldredge, 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.

October 13, 2026

Mayor See read Resolution Number 601, which is entitled:

A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO AN AGREEMENT WITH LANDMARK STRUCTURES, LLC

Alderman Keene moved, seconded by Alderman Guthrie to approve Resolution Number 601 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 Alldredge moved, seconded by Alderman Keene, to approve a bill from the Arkansas Municipal League for the AML Service Charge and the Municipal Legal Defense Program in the amount of $13,226.00. The amount last year was $12,502.10. 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 all the staff and volunteers who made the Pea Ridge 37th Annual Mule Jump a great success this past Saturday.

Upcoming Events:
Friday, October 16th – Fall Tree Giveaway at City Hall starting at 8 a.m.
Hometown Heroes Veterans Banners to honor our men and women who have served our country.
Saturday, October 17th - Harvest Hustle Run & Walk at City Hall starting at 8 a.m.
Saturday October 17th - Annual Lifetime Big Sugar Gravel Bike Race
Saturday, October 17th - E-Waste & Shred-It Event at City Hall from 10 a.m. to 2 p.m.
Friday, October 23rd and Saturday, October 24th – Pea Ridge Public Library Book Sale
Friday, October 30th – Annual Costumes & Cops – Police Department from 6 p.m. to 8 p.m.
Friday, October 30th – Movie Night Under the Stars – Downtown Pea Ridge at 8 p.m.
The North Davis St. Sidewalk Project has begun and will be completed by February 2, 2027.

The 2027 Draft Budget was given to council members; a work session will be scheduled to discuss this budget.

October 13, 2026

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

_____

Nathan See, Mayor

_____

Sandy Button, City Clerk

Guest Sign-in
City Council Meeting
Date: 10-13-26

Name (Please Print):	Signature:	Company (if applicable):	Address:
MIKE NOA		PRWV	
Donald Hopgood			
BARRY COOKSEY			2460 BARNES CR
DAVID GRESHAM			2275 Hayden Rd.
Aaron Paute			9200 Suits Us Dr, Bella Vista
Jason Ingalls		FCE	
Gary Bohannon		Maverick Buildings	
Logan Spears			521 Pickens Rd, RR
Bill Yockey			5615 DAVIS
Steph Kotouc			
Elly Peacock			1814 Abbott Lane
Sean Cooper			
		CITY TOWN	

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 FEE 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 13th day of October, 2026.

_____
NATHAN SEE, Mayor

ATTEST:

_____
SANDY BUTTON, City Clerk-Treasurer

Exhibit A
Vicinity Map
(illustrative only)

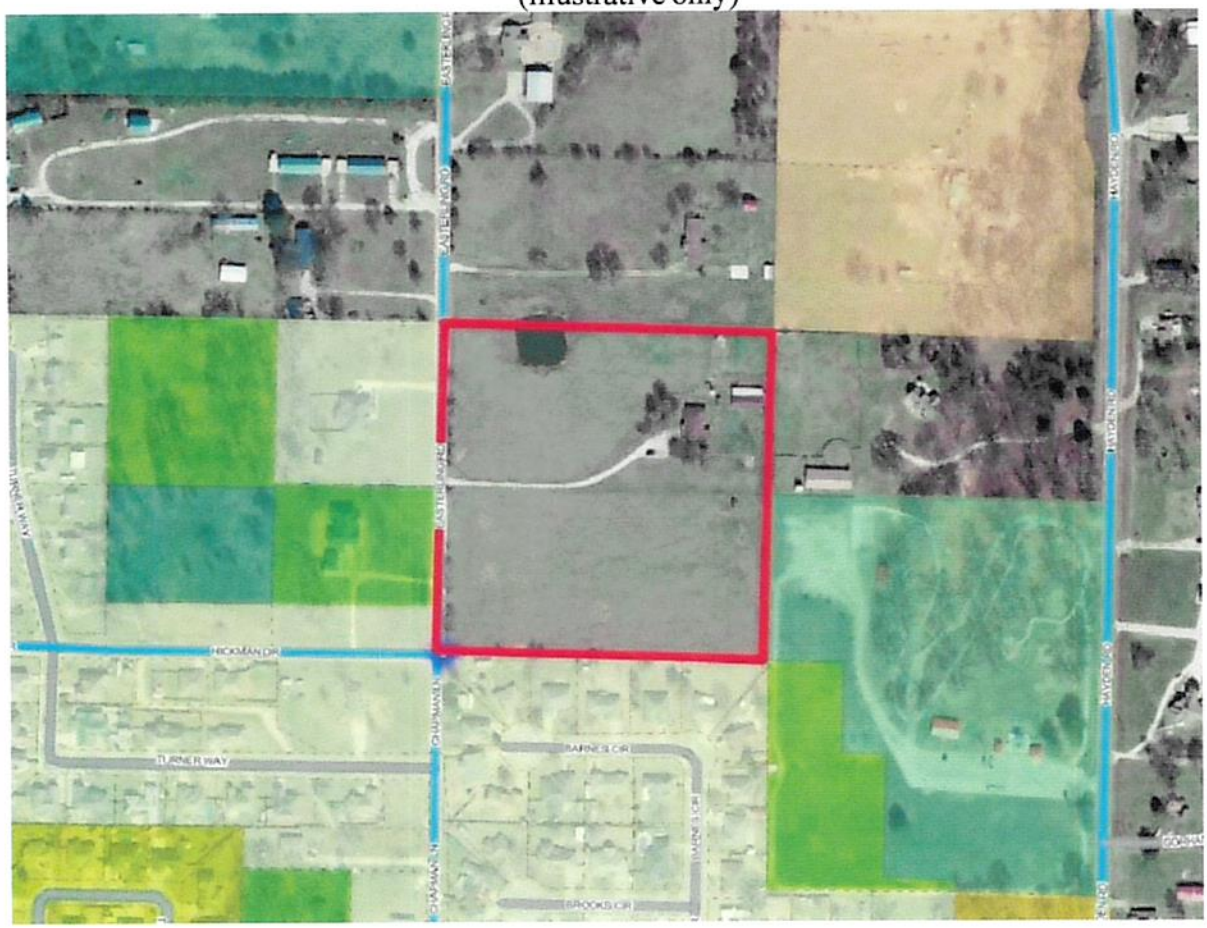


Exhibit B: Zoning standards and master plan

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

A) Executive Summary 1

B) Property Details / Legal Description 2

C) Property Location 3

D) Scope and Concept 4

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

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H) Parking Area Design Standards 8

I) Platting 8

J) Signs 8

K) Restrictive Covenants 8

L) Development Timeline 8

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

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 FEE 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.

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.

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.

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.

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.

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'

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

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 oner 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.

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.



	SINGLE FAMILY DETACHED HOMES – TERRACED HOUSES
	MIXED-USE (1ST FLOOR RETAIL, 2ND & 3RD FLOORS RESIDENTIAL)
	MIXED-USE (1ST FLOOR COMMERCIAL, 2ND STORY RESIDENTIAL)
	SINGLE-FAMILY RESIDENTIAL-DEEPER LOTS
	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. ONCE 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

DRAWN BY: SDG | CHECKED BY:
DRAWING CREATION DATE: 0508
JOB NUMBER: 2651
F:\PROJECTS\2651\CIVIL\2651-2_RENDERED PLAN.DWG
LAST SAVED: 7/29/2026 8:55 AM
PLOT DATED: 7/29/2026 8:57 AM

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 302
ARKANSAS ENGINEER

PZD RENDERED CONCEPTUAL

THE VILLAGE AT CITY PARK
PEA RIDGE, ARKANSAS

ORDINANCE NO. 976

AN ORDINANCE ACCEPTING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF PEA RIDGE, AND ASSIGNING SUCH TO WARDS

WHEREAS, a petition was filed with the County Court of Benton County by the majority of the real estate owners of the hereinafter described territory praying that said territory be annexed to, and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, in a Decree of Annexation filed in Case No. _____, the County Court of Benton County, Arkansas, found that the petition was signed by a majority of the real estate owners in said territory; that said territory was contiguous and adjoining the present corporate limits of the City of Pea Ridge; that an accurate plat or map of said territory had been filed with and made a part of said petition; that proper notice had been given for in the time and in the manner prescribed by law; that the lands were suitable for annexation; and that all things pertaining thereto had been done in the manner prescribed by law; and did Order, Judge and Decree that said lands and territory be and the same is hereby annexed to and made a part of the City of Pea Ridge, Arkansas; and

WHEREAS, the time fixed by law for appealing from said order of annexation made by the County Court has expired, and no appeal has been taken from said order; as such, the City Council of said City may thereafter proceed with acceptance of same.

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

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

Wilkerson Et Al Annexation into the City of Pea Ridge, Arkansas
Property Description (Including adjoining ROW of Shrader Rd)

All of the following described property in Benton County, Arkansas not already in the City limits of Pea Ridge: All of the unincorporated area in Section 31, T21N, R29W; and all of the unincorporated area in the SW/4 of the NW/4 and the NW/4 of the SW/4 in Section 32, T21N, R29W.

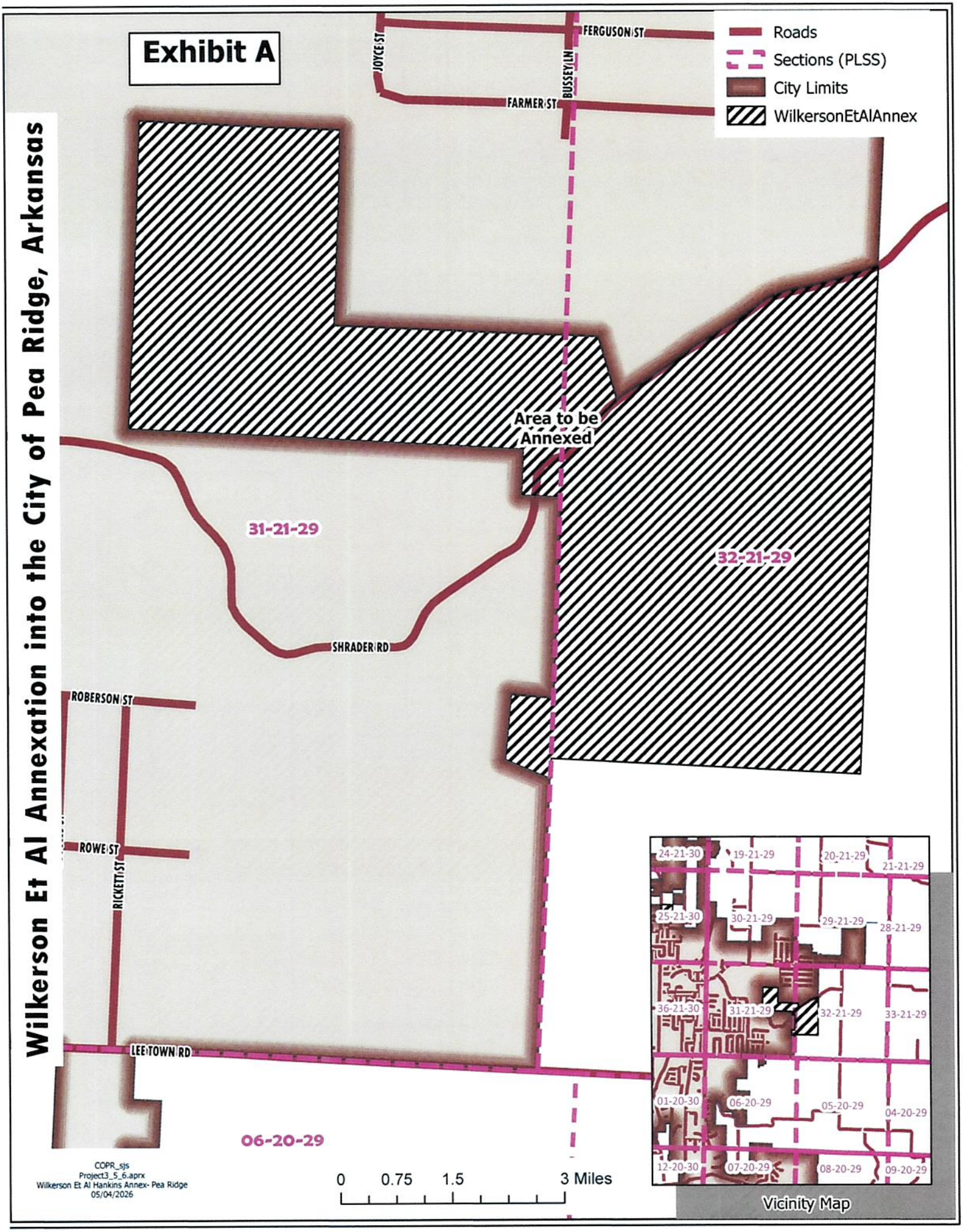
SECTION 2. That the above-described territory shall be annexed to and made a part of Ward 1 of the City of Pea Ridge, and the same shall henceforth be a part of said ward as fully as existing parts of said ward.

PASSED AND APPROVED this 17th day of November, 2026.

_____
NATHAN SEE, Mayor

ATTEST:

_____
SANDY BUTTON, City Clerk-Treasurer


Exhibit A
Wilkerson Et Al Annexation into the City of Pea Ridge, Arkansas
Roads
Sections (PLSS)
City Limits
WilkersonEtAlAnnex
FERGUSON ST
JOYCE ST
BUSSEY LN
FARMER ST
Area to be Annexed
31-21-29
32-21-29
SHRADER RD
ROBERSON ST
ROWE ST
RICKETT ST
LEE TOWN RD
06-20-29
COPR_sjs
Project3_5_6.aprx
Wilkerson Et Al Hankins Annex- Pea Ridge
05/04/2026
0 0.75 1.5 3 Miles
24-21-30
19-21-29
20-21-29
21-21-29
25-21-30
30-21-29
29-21-29
28-21-29
36-21-30
31-21-29
32-21-29
33-21-29
01-20-30
06-20-29
05-20-29
04-20-29
12-20-30
07-20-29
08-20-29
09-20-29
Vicinity Map

ORDINANCE NO. 977

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

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:

Keene Trust Annexation

The South 30 acres of the NE/4 of the SE/4 of Section 21, and the South 30 acres of the NW/4 of the SW/4 of Section 22, all in T21N R30W Benton County, Arkansas. Including all adjoining Right-Of-Way of Looney Road. Property being contiguous with the City of Pea Ridge at the SE corner, and contiguous with the City of Bella Vista on the South, West and North sides.

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 currently being maintained by Benton County; 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 17th day of November, 2026.

_____
NATHAN SEE, Mayor

ATTEST:

_____
SANDY BUTTON, City Clerk-Treasurer

RESOLUTION NO. 603

A RESOLUTION APPROVING AND ADOPTING A BUDGET FOR OPERATION OF THE CITY FOR THE CALENDAR YEAR 2027.

WHEREAS, the Mayor has proposed to the City Council a budget for operation of the City for the Calendar year 2027 as required by Arkansas Code Annotated 14-58-201; and,

WHEREAS, after review of the proposed budget, the Council finds the proposed budget to be in order.

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

Section 1: That the proposed budget as submitted by the Mayor be and the same is hereby adopted as the budget for operation of the City for the calendar year 2027.

Section 2: That a copy of the budget submitted to the Council by the Mayor for approval be appended to this Resolution as "Exhibit A."

PASSED AND APPROVED this 17th day of November, 2026.

_____

Nathan See, Mayor

ATTEST

_____

Sandy Button, City Clerk - Treasurer