



Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
July 7, 2026 | 6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. June 2, 2026, Planning Commission Meeting
- IV. Announcements**
- V. Public Hearings**
 - 1. **Village at City Park - Planned Zoning Development**
Northeast corner of Easterling Road and Hickman Drive
A, Agriculture to PZD, Planned Zoning District
 - 2. **Texas NH Management LLC - Rezone**
1511 Slack Street
R-2, Medium Density Residential to C-2, General Commercial
 - 3. **Coincidental Lots - Text Amendment**
- VI. Old Business**
- VII. New Business**
 - 1. **Village at City Park - Planned Zoning Development**
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- VIII. Other Business**
- IX. Board of Adjustments**
- X. Adjourn**

**Planning Commission
Board of Adjustment
June 2, 2026
6:00 PM**

1. Call to order

The June 2, 2026, Pea Ridge Planning Commission meeting was called to order by Chairperson Sean Rooney.

2. Roll Call

Roll:

Chairperson Sean Rooney	Present
Vice Chairperson Dr. Karen Sherman	Present
Commissioner Michael Wilhelm	Present
Commissioner Carolyne Wendel	Present
Commissioner Juan Arriola	Present
Commissioner Adam Stokes	Present
Commissioner Morgan Harris	Present

3. Review Minutes of the May 5, 2026, Planning Commission Meeting.

Vice Chairperson Dr. Sherman moved, seconded by Commissioner Wilhelm, to approve May 5, 2026, minutes.

Votes:

Chairperson Sean Rooney	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Michael Wilhelm	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Morgan Harris	Yes

The motion to approve the May 5, 2026, meeting minutes passed 7 in favor.

4. Announcements

Mr. Stanton changes recommendation on River Stone Farms – Final plat, New Business, to add two contingencies. Contingencies:

1. Reestablish seeding or sod on the banks of the detention pond.
2. Remove spoils from construction out of the proposed right of way.

Both contingencies are to be completed by June 3, 2026, but have not yet been completed.

Mr. Stanton provides an overview on Planned Zoning Developments (PZD). The PZD is a different rezoning district allowing applicants to request different stipulations under the zoning code. The city has adopted a new process for PZD since the beginning of 2026. The planning commission will discuss PZD at the next two planning meetings.

5. Public Hearings

Chairperson Rooney opened the Public Hearing and asked a representative of Village at City Park to speak.

a. Village at City Park – Planned Zoning Development

Chairperson Rooney welcomed public comments.

Jason Ingalls, Expedient Engineering, provided a summary of the proposal.

David Gresham, 2460 Barns Circle, stood to speak on the item. His property backs up to the proposed development. He stated concerns about the lack of construction notification in accordance with city code 14-04-11. Asks the commissions to not move forward with the PZD tonight.

Stephanie Kotouc, 2523 Turner Way, stood to speak on the item. She stated concerns about the lack of public notices, little vehicle access to the park, congestion, safety concerns along the roadway, clarity about the plan, and the location of the park. She states a group is making a petition to oppose the Village at City Park.

Emily Coury, 2395 Brooks Circle, spoke on the item. She stated concerns about the lack of formal PZD notice, park safety, and congested traffic patterns. She does not want construction along Easterling Road or near Tyler Estates.

Kimberly Gresham, 2460 Barns Circle, spoke on the item. Gresham's property backs up to the proposed development. She stated concerns that the developer did not follow city timelines on construction notices, safety concerns related to Chapman and Hayden Road, and Tyler Estates water drainage issues worsened by construction.

Christina Hutchinson, 2380 Barns Circle, spoke on the item. She stated concerns about the proposed multi story apartment building encroaching on her property's privacy and property growth new residents will utilize.

Mike Billington, 2485 Barns Circle, spoke on the item. He stated concerns about the lack of notice, inadequate infrastructure to support growth, and Pea Ridge's identity as a rural community.

Ronny Clymer, 1536 Easterling Road, spoke on the item. She stated other listeners are not adequately upset because they don't live near the proposed development. She calls for commissioners to be replaced if they won't listen to residents.

Veronica Engen, 2480 Barns Circle, spoke on the item. Her property backs up to PZD. She states safety concerns related to the commercial properties by the park and existing fast drivers and cyclists along Easterling Road to be worsened by new residents.

Jerry Pringle, 210 Abbot Lane, spoke on the item. She asked for noise pollution and no alcohol restrictions on the commercial development restrictions due to its location by the park.

Liann Rozanske, 2288 Hayden Road, spoke on the item. She asks what commercial businesses would be present on the property due to safety concerns. She advises against farm-to-table market in Pea Ridge.

Craig Hobson, 2289 Hayden Road, spoke on the item. He shared concerns about road safety, declining property value due to proximity to the village, and developer integrity related to lack of construction notice.

Cora Engen, 2480 Barns Circle, spoke on the item. She shared concerns about the safety of pets and children at the park due to new BMX park.

John Humphrey, 910 Todd Circle, spoke on the item. He shared thoughts that the development was too dense for the location and more fitting for Rogers or Bentonville.

Hailey Higgins, 2804 Evans Street, spoke on the item. She shared concerns about housing prices, lack of childcare, lack of jobs, and rural nature of Pea Ridge.

Melanie Hobson, 2289 Hayden Road, spoke on the item. She shared concerns about park safety and traffic patterns by the school.

Additional question about the BMX location. Name not stated.

David Gresham, 2460 Barnes Circle, posed an additional question on the item. He asked if the PZD was providing a blank check of rules for zoning requirements? Mr. Stanton clarified the rules the developer must follow and changes that can be requested.

Additional comment about the failure to provide notices by a commissioner. No name provided.

Additional question about annexation meeting and next planning commission work session. Name not stated.

Chairperson Rooney closed the public hearing.

6. Old Business

None.

7. New Business

a. Village at City Park – Planned Zoning Development

Mr. Stanton recommends the business be tabled for now in accordance with the adopted submittal schedule.

Vice Chairperson Dr. Sherman recommends a discussion due to the public presence at the meeting.

Vice Chairperson Dr. Sherman acknowledges concerns about school crowding but notes the commission hasn't addressed it. She acknowledges Hickman Road is an issue and scheduled to be upgraded at some point.

Vice Chairperson Dr. Sherman asks Mr. Stanton about spot zoning and annexation related to the PZD.

Mr. Stanton clarified the definition of spot zoning.

Vice Chairperson Dr. Sherman clarifies the nature of the tabling recommendation by Mr. Stanton.

Mr. Ingalls acknowledged they failed to provide notices. The developer will provide neighbors notices ahead of the July planning commission meeting.

City Attorney Shane Perry warns the court could strike the PZD down if steps are not taken correctly. He requests the process to start anew. Mr. Stanton recommended PZD be struck from the agenda. Mr. Ingalls apologized for disrespect and failure to provide notices.

Chairperson Rooney motions, seconded by Commissioner Harris, to strike from the agenda.

Votes:

Chairperson Sean Rooney	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Michael Wilhelm	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Morgan Harris	Yes

The motion to strike passed 7 in favor.

b. Riverstone Farms – Final Plat

Jason Ingalls, Expedient Engineering stood to represent the item. He provided a summary of the request. Mr. Stanton’s earlier contingencies restated.

Commissioner Stokes motioned, seconded by Commissioner Wilhem, to approve the Riverstone Farms Final Plat contingent on reestablishing seeding and sod on the bank and removing spoils from the proposed right of way.

Votes:

Chairperson Sean Rooney	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Michael Wilhelm	Yes
Commissioner Carolyne Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Adam Stokes	Yes
Commissioner Morgan Harris	Yes

The motion to approve with contingencies passed 7 in favor.

8. Other Business

None.

9. Adjourn

Vice Chairperson Sherman moved, seconded by Commissioner Wilhelm to adjourn.

All in favor.

The motion to adjourn passed unanimously by voice vote.

Respectfully submitted by:

Approved by:

Keegan Stanton, AICP
Planning Director

Sean Rooney
Chairperson



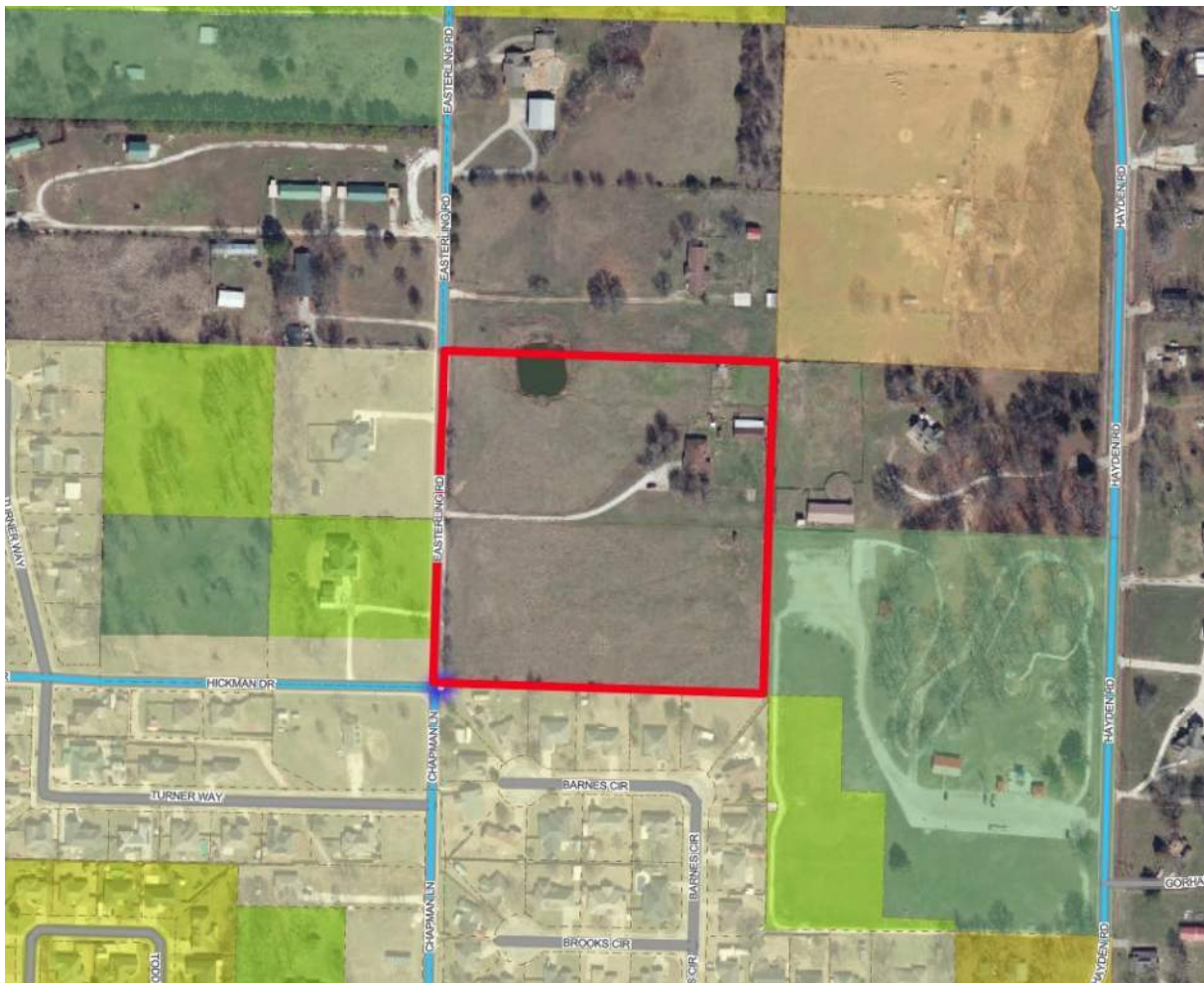
STAFF REPORT

The Village at City Park – Planned Zoning District

Location:	15658 Easterling Road
Current Zoning:	A, Agriculture (upon annexation)
Land Use Designation:	MUN, Mixed Use Neighborhood
Proposed Zone:	PZD, Planned Zoning District
Owner/Applicant:	Ochel Tov, LLC; Andelman Holdings, LLC; Tadd Peterson/Expedient Civil Engineering, PLLC
Property size:	+/- 10 acres

Request: Ochel Tov, LLC; Andelman Holdings, LLC; Tadd Peterson/Expedient Civil Engineering, PLLC are requesting to rezone their property from A, Agriculture to PZD, Planned Zoning District

Vicinity Map (illustrative only):



Property Description

The subject property is located at 15658 Easterling Road, parcel number(s) 18-07896-000 and 18-07895-000. The property is presently zoned A, Agriculture (upon annexation) with a future land use designation of MUN, Mixed Use Neighborhood. Adjacent zoning districts include RE, Residential Estate to the East; R-1, Low Density Residential to the East and South; R-3, High Density Residential to the Northeast; A, Agriculture to the West; and unincorporated Benton County to the North and West. Adjacent land use designations include MUN, Mixed Use Neighborhood to the East, North, and West; PR, Parks and Recreation to the West; and RS, Residential Subdivision to the South. The property is presently developed with a residence. This property has direct access to Easterling Road.

Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Providing a safe living environment that offers quietness and privacy
2. Protecting residential areas from adjacent incompatible land uses
3. Providing housing at low and medium densities
4. Providing housing accessible by an adequate street system
5. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
6. Develop residential areas that will accommodate medium density units
7. Locating neighborhood commercial on major streets on the fringe of residential neighborhoods
8. Providing accessible, convenient, and attractive commercial locations
9. Identifying areas in the community for future commercial development
10. Providing multi-modal access to commercial areas

This request is consistent with the Future Land Use Map, which designates this property as MUN, Mixed Use Neighborhood.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The subject property is located adjacent to a low-density residential neighborhood as well as the City Park. This request addresses both commercial and residential land use recommendations in a comprehensive manner.

The proposed PZD provides 48 total lots in 6 Planning Areas. Each Planning Area functions as a quasi-zoning district with distinct setback, floor-area ratios, and lot area and dimension requirements. There are 4 exclusively residential Planning Areas which encompass a total of 43 of the 48 lots, providing a variety of housing options at varying sizes and densities, including single-family homes, garden-style homes (zero lot line), and townhomes. All of these lots are designed to be rear-loaded, and some front a green or mall as opposed to a street. These are residential product types that are uncommon in Pea Ridge, so all Planning Areas would add to the community's housing choice and diversity.

Setbacks are reduced across the proposed development compared to existing zoning district requirements.

Two of the lots proposed will include a mixed-use component featuring ground floor commercial space and apartments above. These lots also front the park property.

Lastly there are two lots set aside for urban agriculture, featuring crop agriculture. No animal agriculture would be permitted. This space is accessible to the residents of this development and counts towards their open space requirement.

The interior streets shown are proposed to be private. The southernmost street would have an access easement to allow for bike and pedestrian access to the park through this development. On street parking is provided within the private streets, and off-street parking is provided at the mixed-use area.

This property has access directly to Easterling Road, classified as a collector – this level of density would be appropriate along a collector road.

Please see the applicant's materials for more detailed information and a response to the purposes listed in the PZD ordinance.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, staff recommends tabling of this rezoning request to the August 4 Planning Commission meeting for further discussion.

Supplemental Information

Ch. 14.04.05 District Regulations

A, Agriculture District. The purpose of this district is to provide for a very low-density single-family district, while helping preserve existing agricultural resources, and to guide the conversion of these lands to higher density residential use when appropriate. Agricultural areas should be protected for development by appropriate standards until they are well served by public facilities and services that will permit higher density residential development.

Future Land Use Categories:

MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial



THE VILLAGE

— AT CITY PARK

PZD CONCEPT

NAME OF PROJECT:
The Village at City Park

PRESENTED BY:
Ochel Tov, LLC.
Anelman Holdings, LLC.
Tadd Petersen - Managing
Member

PRESENTED TO:
The City of Pea Ridge, Arkansas
May 11, 2026



15658 Easterling Road
Pea Ridge, Arkansas
Parcel # 18-07895-000
Parcel # 18-07896-000

AN AGRICULTURAL COMMUNITY

THE VILLAGE

AT CITY PARK

1.14 Acre Organic Market Farm
41 Single Family Lots

**Street Level Retail Including Organic
Farm Store**

16 Townhomes
20 Apartments and Live/Work Units

Zero Lot Lines F/B
Ten Foot Side Yards
Zero Maintenance Living

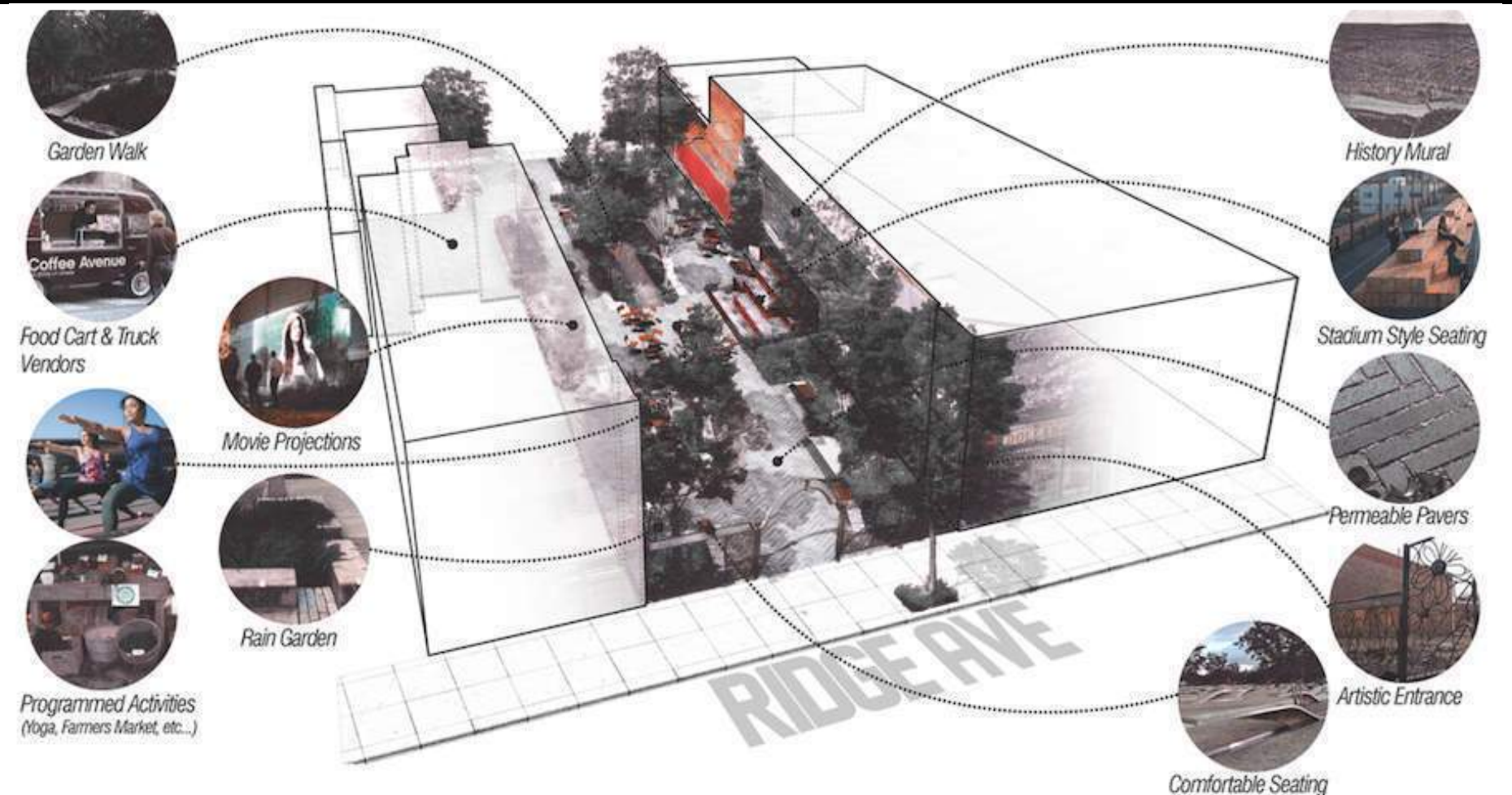
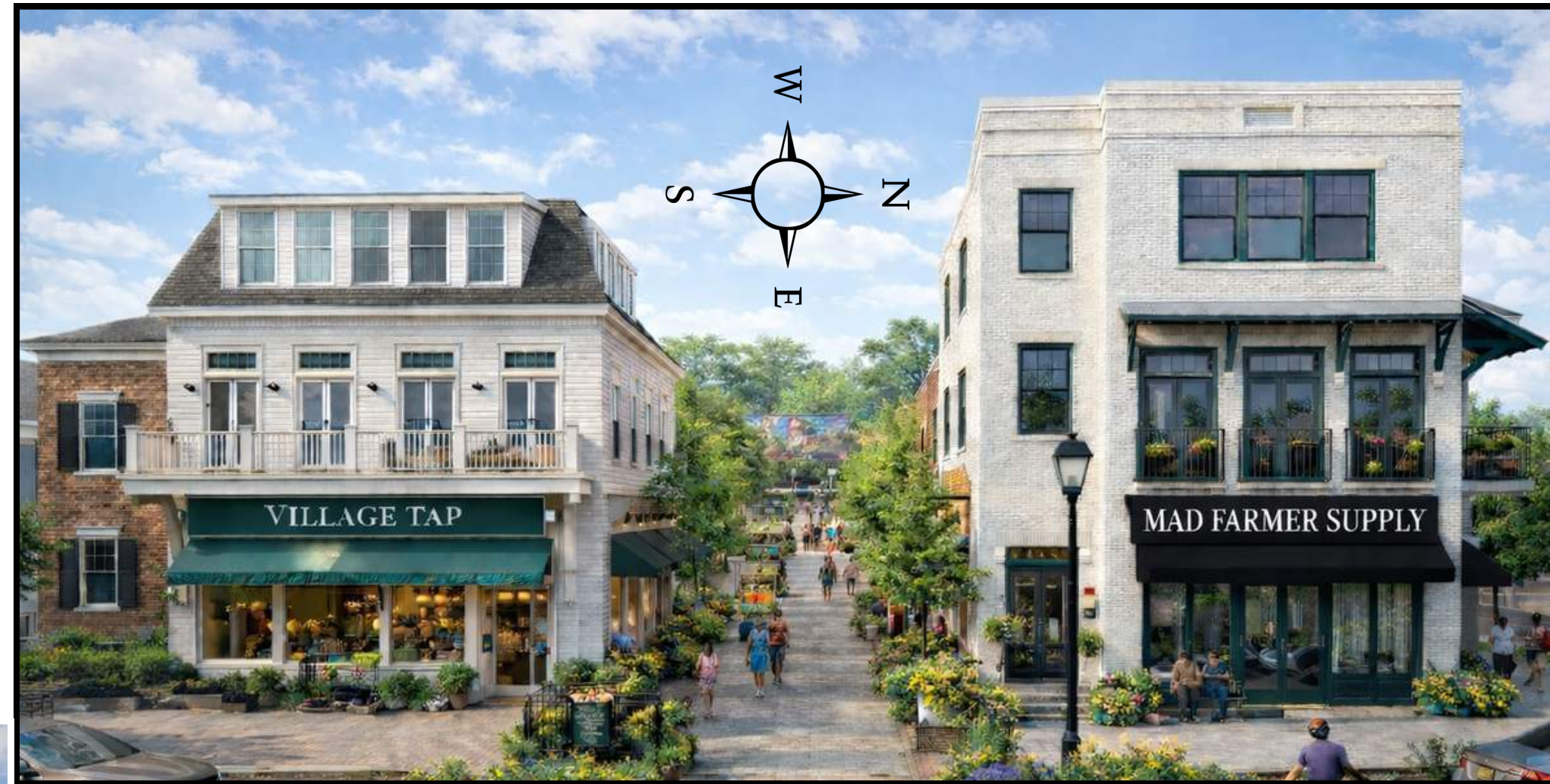


AN AGRICULTURAL COMMUNITY

THE VILLAGE

AT CITY PARK

PLANNING AREA D

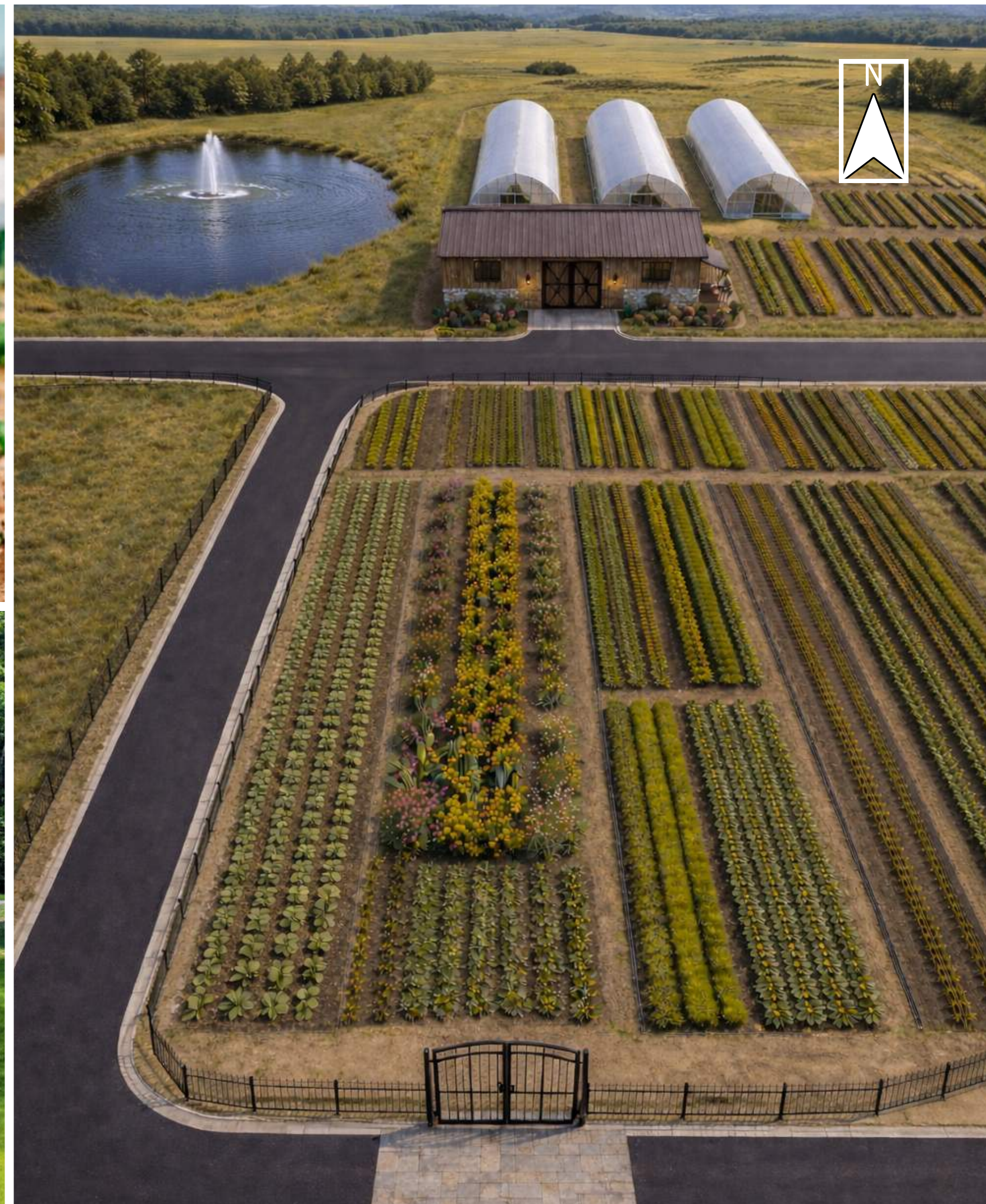




THE FARM PLANNING AREA F



Bespoke Leap To Glasshouse | Connecticut, USA



SINGLE FAMILY

From 1,500 to 3,500 Square Feet

PLANNING AREA A, B, & E



**Development Plan for
THE VILLAGE AT CITY PARK
A Planned Zoning Development in
Pea Ridge, Arkansas
May 11, 2026**

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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 organic 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” – Townhomes
- 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 Terrace 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 three-story townhomes with rear loading garages. 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 single-family home and commercial organic farm used for growing

vegetables and fruit, 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; 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 terrace house residential, townhomes, mixed use commercial and apartments, and a commercial organic farm. 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). 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 2.5 acres.

Planning Area C: This area includes townhome development. The townhomes will be 3-story with rear loading garages (Lots 33-34). 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 (Lots 35-36). 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.

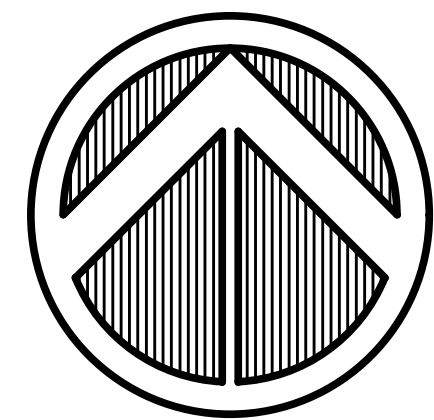
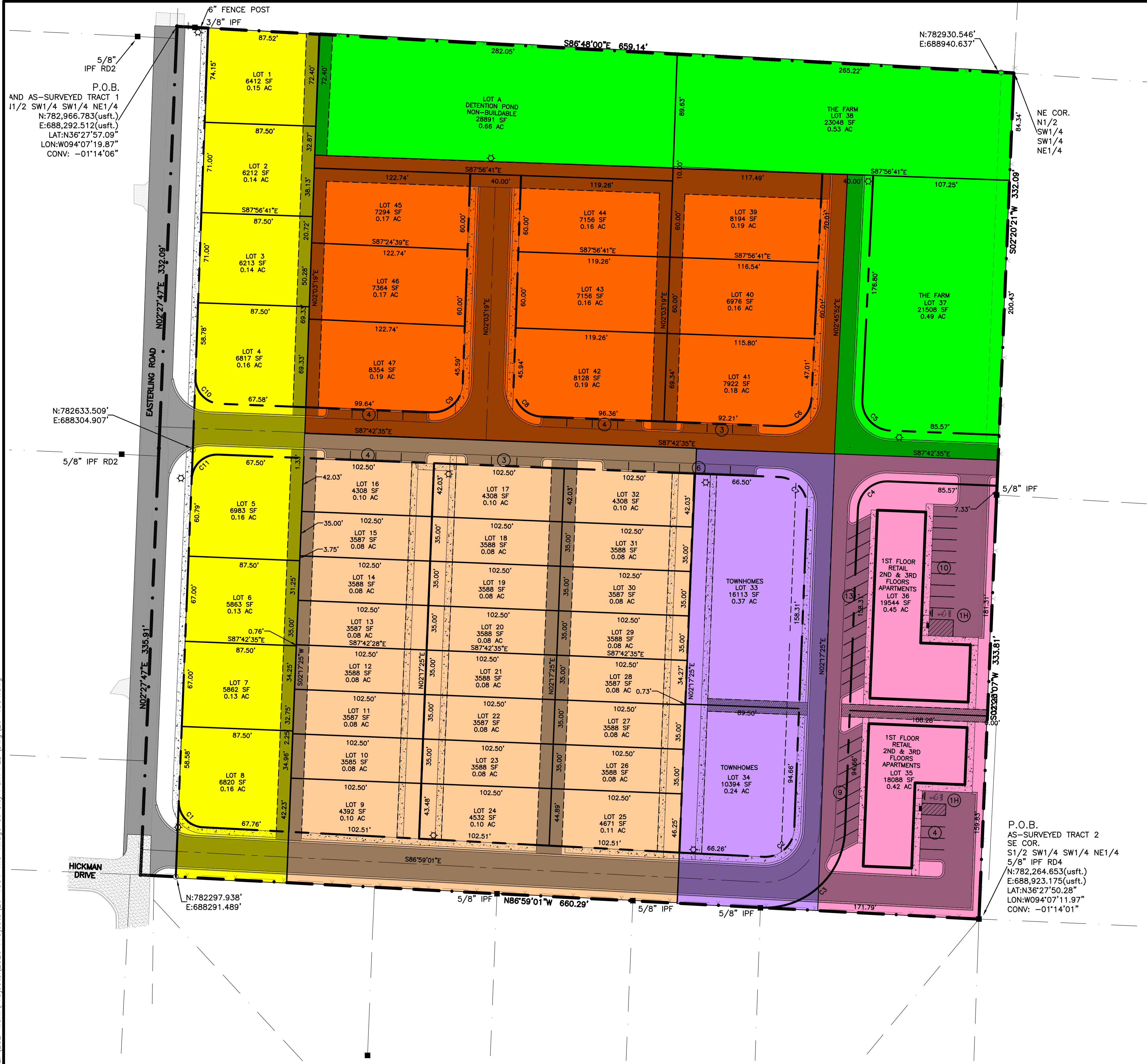
Planning Area F: This area includes a single-family home, commercial organic farm, and the detention pond. The commercial farm will be fruit and vegetables only and no animal-based farming will be permitted (Lots 37-38). The approximate development area is 1.8 acres.

E) Planning Area Map

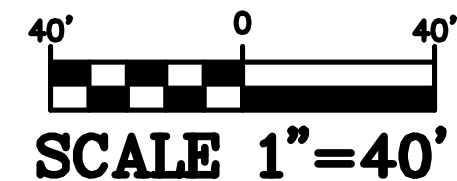
A conceptual rendering of the proposed planned development is included with the rezoning materials. This conceptual layout is provided to illustrate the developer's intent for the project, and illustrates proposed general locations of roads, buildings, and other improvements. The final construction plans 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 of this document.

Z:\ECE-Work\Projects\2026 Projects\26-1004 The Village at City Park PZD\DWG\26-1004.dwg



NORTH



SCALE 1"=40'

LEGEND

FOUND IRON PIN	
SET IRON PIN	
PROPERTY LINE	
EXISTING BARBED WIRE FENCE	
EXISTING ASPHALT	
EXISTING GRAVEL	
EXISTING CENTERLINE OF ROAD	
EXISTING EASEMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED ASPHALT	
PROPOSED SIGN	
PROPOSED STREET LIGHT	
PROPOSED EASEMENT	
DRAINAGE EASEMENT	D.E.
UTILITY EASEMENT	U.E.
PEDESTRIAN EASEMENT	P.E.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

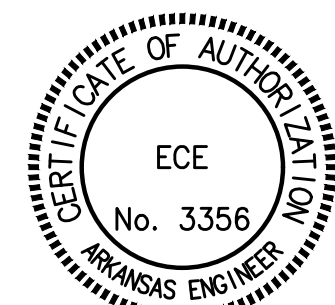
DEVELOPER:

OCHEL TOV, LLC
13597 ADMIRAL LANE
ROGERS, AR 72756
(479) 879-5903

PROPOSED ZONING:
PZD (PLANNED ZONING DISTRICT)

	PLANNING AREA 'A' ~ 1.3 ACRES
	PLANNING AREA 'B' ~ 2.5 ACRES
	PLANNING AREA 'C' ~ 0.90 ACRES
	PLANNING AREA 'D' ~ 1.1 ACRES
	PLANNING AREA 'E' ~ 2.1 ACRES
	PLANNING AREA 'F' ~ 1.8 ACRES

NOT FOR CONSTRUCTION



Date	
Comments	
Rev	
THE VILLAGE AT CITY PARK PZD	
15658 EASTERLING ROAD	
PEA RIDGE, AR	
OCHEL TOV, LLC	
13597 ADMIRAL LANE, ROGERS, AR 72756	
DRAWN BY: JEI	
CHECKED BY: JEI	
DATE 5/6/2026	
JOB NUMBER P25-51	
SHEET NAME	
PLANNING AREA MAP	
File No. 26-1004.dwg	
1 OF 1	

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: ± 2.5 Acres (Lots)

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 36 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: Townhomes

Gross Land Area: ± 0.90 Acres (Lots 33-34)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 17.5'

Side Building Setback: 5'

Side Building Setback on Corner: 10'

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 36 feet in height.

Floor/Area Ratio: 0.85 (Maximum)

Open Space: Open space including lawn, shrubs, and trees, without structure or pavement, covering a minimum of 15% of the total surface area of the lot.

Planning Area D: Mixed Use Commercial & Apartments

Gross Land Area: ± 1.8 Acres (Lots 35-36)

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 36 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: ± 1.8 Acres (Lots 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 related agriculture structures and one single family 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

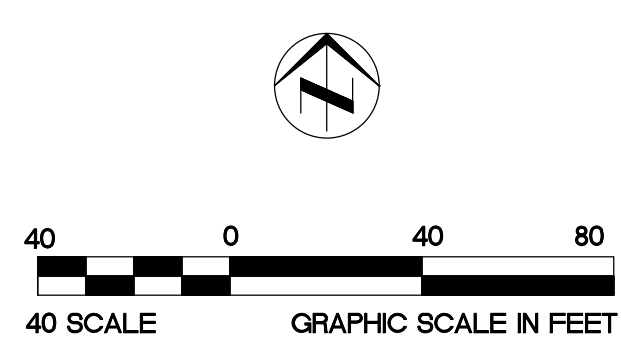
Entrance signs will be placed at primary entrances to the development.

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.



*** 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. ***

NOTE:
REFER TO THE PLANNING AREA MAP SUBMITTED WITH THIS PZD SUBMITTAL FOR FURTHER CLARIFICATION REGARDING THE PLANNING AREA BLOCKS

Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture
(479) 756-1266
www.eda-pa.com

813 W Meadow Ave
Springdale, Arkansas 72764

DATE

#

REVISION DESC.

PROJECTS\2651\DWG\2651.2_RENDERED

DATE: 5/11/2026 11:08 AM

PLOT DATE: 5/11/2026 11:08 AM

DRAWN BY:

SDG

CHECKED BY:

050826

DRAWING CREATION DATE:

2651

JOB NUMBER:

1050826

CERTIFICATE OF AUTHORITY

EARTHPLAN DESIGN ALTERNATIVES, P.A.

No. 322

ARKANSAS ENGINEER

REGISTERED LANDSCAPE ARCHITECT

SARAH GRUNTZ

License Number 6887

STATE OF ARKANSAS

PZD RENDERED CONCEPTUAL

THE VILLAGE AT CITY PARK

PEA RIDGE, ARKANSAS

AN AG COMMUNITY THE VILLAGE AT CITY PARK

EXTERNAL OPPORTUNITY BRIEF

Farm, Housing, and Commercial Retail Opportunities

Pea Ridge, Arkansas



Conceptual site plan illustrating residential neighborhoods, mixed-use frontage, market farm, greenhouses, pond, and shared open spaces.

FARM

1.14-acre organic market farm, farm store, education, food access, and seasonal experiences.

HOUSING

A walkable mix of single-family homes, terraced homes, townhomes, and apartments/live-work units.

RETAIL

Street-level neighborhood retail connected to food, wellness, hospitality, and park-oriented daily life.

A New Agricultural Village Beside City Park

The Village at City Park is envisioned as a compact, walkable, agriculture-centered mixed-use community in Pea Ridge, Arkansas. The concept links everyday neighborhood life with healthy food, public green space, local enterprise, and shared stewardship.

Rather than treating the farm as a decorative amenity, the Village positions agriculture as the organizing identity of the place: a working market farm, a local food retail channel, a learning platform, and a daily point of connection for residents, visitors, and nearby businesses.

This external brief summarizes the public-facing opportunities created by the Village across three mutually reinforcing categories: the farm and food systems platform, the housing program, and the commercial retail environment.

Project	The Village at City Park
Location	Pea Ridge, Arkansas, adjacent to City Park
Concept	Mixed-use commercial, apartments/live-work, townhomes, single-family homes, and a commercial organic market farm
Farm Program	Organic market farming, greenhouse/high-tunnel production, farm store, education, and community events
Status	Conceptual planning and PZD materials; details subject to approvals and final design

The Opportunity

For residents: A walkable neighborhood experience with direct access to food, trails, greenspace, community events, and a mix of home types.

For retailers: A differentiated village setting with built-in residential demand, park-adjacent traffic, and a story rooted in local food, wellness, hospitality, and outdoor life.

For partners: A platform for education, farm-to-table programming, local producer aggregation, sponsorships, and community-oriented placemaking.

For Pea Ridge: A small-scale model for agriculture-centered mixed-use development that supports local commerce, food access, and a stronger sense of place.

1. Farm and Food Systems Opportunity



Farm precedent imagery: market garden rows, greenhouses/high tunnels, pond edge, and farm-centered site expression.

The farm is the identity anchor of the Village. It is intended to be both a productive food system and a public-facing place of learning, gathering, and seasonal activity.

The program is best understood as a platform: a small but intensive organic market farm, greenhouse or high-tunnel infrastructure, orchard and berry plantings, a farm store and aggregation channel, and a calendar of classes, tours, and farm-to-table experiences.

Farm Element	Public Value	Revenue / Partnership Potential
Organic market gardens	Visible production, food access, seasonal identity	Produce sales, subscriptions, chef partnerships, produce boxes
Greenhouses / high tunnels	Season extension, plant starts, year-round education	Plant sales, workshops, premium crops, sponsorships
Orchard and berry plantings	Family-friendly traditions, pollinator habitat, seasonal harvest moments	U-pick events where feasible, value-added goods, festivals
Farm store / aggregation	Convenient local food access and a storytelling hub	Village-grown produce, regional goods, online ordering, loyalty programs
Education and events	Agricultural literacy, resident engagement, school and nonprofit partnerships	Classes, tours, seasonal dinners, grants, event rentals where allowed

Near-Term Activation Ideas

- Founding farm share memberships for residents and neighbors.
- Weekend farm stand or pop-up before full retail buildout.
- Seasonal workshops: home gardening, composting, high tunnel basics, food preservation, and cooking with seasonal produce.
- Farm-to-table collaborations with future restaurants, cafes, and local chefs.
- Youth and family programming connected to Pea Ridge schools, clubs, and community groups.

2. Housing Opportunity



Residential precedent imagery: single-family architectural character anticipated for the village neighborhoods.

The residential program creates a range of housing types around walkable streets, rear-loaded access, shared greenspaces, and neighborhood-scale public life. This range helps the Village appeal to households seeking a stronger relationship between home, food, outdoor recreation, and community.

Current PZD concept materials identify single-family lots, townhomes, and mixed-use residential above or near street-level retail. Home sizes and unit counts are preliminary and should be presented externally as conceptual until final approvals and design documents are complete.

Housing Type	Conceptual Role	Likely Appeal	Design Emphasis
Single-family homes	Primary neighborhood fabric	Families, move-up buyers, park-oriented households	Front porches, rear-loading garages, walkable blocks
Terraced / garden homes	Compact detached living with shared greens	Residents seeking lower-maintenance village life	Shared front landscapes, small-lot efficiency, cottage scale
Townhomes	For-sale density near the village core	Professionals, downsizers, first-time buyers	Rear-loaded garages, vertical living, strong streetscape
Apartments / live-work	Residential energy above or near commercial uses	Renters, entrepreneurs, service workers, local professionals	Upper-level living, walk-to-retail convenience, mixed-use vitality

Residential Differentiators

- Direct relationship to City Park and a trail-oriented lifestyle.
- A community identity grounded in food, garden, farm, and seasonal programming.
- A mix of price points and formats to support a more complete neighborhood.
- Common greenspaces, pocket gathering areas, tree-lined streets, and rear-loaded access where feasible.
- A built-in retail and farm store environment designed for daily convenience rather than destination-only shopping.

3. Commercial Retail Opportunity



Mixed-use precedent imagery: street-level storefronts and a walkable commercial environment.

The commercial opportunity is to create a compact village retail environment that serves residents, City Park visitors, farm customers, and the broader Pea Ridge market. Retail should feel local, useful, and connected to the agricultural identity rather than generic strip-center tenancy.

The strongest tenant mix will likely combine food, beverage, daily convenience, outdoor recreation, wellness, and local maker/producer concepts. The farm store can become the commercial anchor by generating recurring visits and reinforcing the Village story.

Retail Category	Potential Concepts	Why It Fits
Local food and market	Farm store, boutique grocer, produce subscriptions, specialty pantry	Directly extends the farm and creates repeat daily/weekly traffic
Hospitality	Cafe, ice cream, bakery, taproom, casual restaurant	Supports residents, park visitors, events, and evening activity
Outdoor and recreation	Bike shop, running/outdoor goods, rentals, repair, trail supplies	Builds on City Park adjacency and active-lifestyle demand
Wellness and services	Yoga/pilates, small clinic, salon, childcare-supportive services	Gives the Village practical daily uses and neighborhood convenience
Local makers and education	Workshop studio, teaching kitchen, local artisan retail	Strengthens storytelling, classes, and community programming

Retail Positioning Statement

A walkable neighborhood marketplace where local food, park life, hospitality, and daily convenience come together.

How the Three Opportunities Reinforce One Another

Farm	Housing	Commercial Retail
Creates identity, food access, education, and recurring reasons to visit.	Provides built-in residents, daily foot traffic, and long-term community stewardship.	Converts the Village story into useful businesses, services, and hospitality.
Supplies product and programming for the farm store, cafes, events, and subscriptions.	Supports walkability, porches, greenspaces, and neighborhood social life.	Offers destinations for residents, park users, visitors, and regional customers.
Gives retailers a differentiated brand platform and event calendar.	Gives homebuyers a lifestyle beyond the house itself.	Gives the farm and residents a visible public interface.

Planning Area Summary

Area	Use	External Message
A / E	Single-family residential	Traditional village homes with park-adjacent lifestyle and rear-loaded access where planned.
B	Terraced / garden homes	Compact detached homes around shared greens and walkable streets.
C	Townhomes	Higher-density for-sale housing close to the village core and retail.
D	Mixed-use commercial and residential	Street-level local retail with apartments or live-work energy above.
F	Commercial organic farm and pond	The public-facing farm, greenhouses, orchards, education, pond landscape, and farm-store connection.

Activation Roadmap

1. Entitlement and Brand Alignment

Finalize public approvals, maintain a consistent Village identity, and position all outreach around agriculture, walkability, and City Park adjacency.

2. Farm Infrastructure and Early Activation

Establish core farm systems, greenhouse/high-tunnel capacity, irrigation, first plantings, visible signage, and early farm stand or membership activity.

3. Residential and Commercial Coordination

Sequence housing and retail so that the Village has both residents and useful storefronts as the project matures.

4. Farm Store and Local Food Launch

Activate subscriptions, aggregation partnerships, online ordering, merchandising, and community events.

5. Mature Village Operations

Refine tenant mix, resident programming, annual crop plans, festivals, partnerships, and stewardship standards.

Engagement Pathways

Audience	Opportunity	Next Step
Prospective residents	Early interest list, home type preferences, community programming input	Join the interest list and receive concept updates.
Retailers and operators	Farm store, cafe, restaurant, outdoor recreation, wellness, local services	Request a retail fit discussion and tenant criteria package.
Farm and food partners	Producer aggregation, workshops, education, chef collaborations	Submit partnership concept and seasonal availability.
Civic and institutional partners	Education, health, food access, youth programming, sponsorship	Discuss pilot programming and community benefit partnerships.
Capital / development partners	Infrastructure, vertical development, retail activation, long-term operating partnerships	Request the concept package and current planning status.

External Messaging Principles

- Lead with place: Pea Ridge, City Park, walkability, and healthy food.
- Use accessible agricultural language that invites participation.
- Avoid internal entitlement language unless speaking with municipal or technical audiences.
- Present counts, dimensions, and phasing as conceptual until final approvals are complete.
- Keep the Village at City Park as the master brand; farm, store, and programming should support the master identity rather than compete with it.

Contact

Harvest Design Co.

The Village at City Park | Pea Ridge, Arkansas

tadd@harvestdesignco.co



STAFF REPORT

Texas NH Management, LLC - Rezone

Location:	1511 Slack Street
Current Zoning:	R-2, Medium Density Residential
Land Use Designation:	SLC, Slack & Lee Town Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Texas NH Management, LLC
Property size:	+/- 3.44 acres

Request: Texas NH Management, LLC is requesting to rezone property at 1511 Slack Street from R-2, Medium Density to C-2, General Commercial

Vicinity Map (illustrative only):



Property Description

The subject property is located at 1511 Slack Street, parcel number(s) 13-00124-005. The property is presently zoned R-2, Medium Density Residential with a future land use designation of SLC, Slack and Lee Town Corridor. Adjacent zoning districts include R-2, Medium Density Residential to the East, South, and West; and C-1, Neighborhood Commercial to the North. Adjacent land use designations

include SLC, Slack and Lee Town Corridor to the North, and RS, Residential Subdivision to the East, South, and West. The property is presently developed with a residence. This property has direct access to Slack Street and Ross Salvage Road.

Relationship to the Comprehensive Land Use Plan

The proposed rezoning would meet several of the recommendations out of Section III of the Comprehensive Land Use Plan, including:

1. Providing areas for offices and light commercial uses not incompatible with adjoining residential uses
2. Providing accessible, convenient, and attractive commercial locations
3. Identifying areas in the community for future commercial development
4. Providing multi-modal access to commercial areas

This request is consistent with the Future Land Use Map, which designates this property as SLC, Slack and Lee Town Corridor.

Analysis & Recommendation

This request meets many of the recommendations of the Comprehensive Land Use Plan. The subject property is located along Slack Street (Highway 72) and Ross Salvage Road, an arterial and collector respectively, an appropriate location for commercial uses. The size and shape of the property is also conducive to commercial given the frontage and depth being approximately 370 feet.

The property does not connect or have access to the adjoining subdivision, making residential uses inappropriate for development at this location. It is also prudent to consider the tax and revenue implications of commercial property versus residential property at a location along a high traffic, high visibility location.

A commercial use or development on this property would be required to meet the residential land use compatibility standards, doubling setbacks on property lines adjacent to residential land uses and directing lights to not spill over the property lines.

Given the generally compatible location, general consistency with the Comprehensive Land Use Plan and surrounding zoning and subdivisions, and the consistency with the Future Land Use Map, staff recommends approval of the request.

Supplemental Information

Ch. 14.04.05 District Regulations

C-2, General Commercial. This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. This district also provides locations for limited amounts of merchandise, equipment, and material being offered for retail sale that are more suitable for storage and display outside the confines of an enclosed structure. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial.

Future Land Use Categories:

SLACK AND LEE TOWN CORRIDOR (SLC)

The largest commercial area within the City of Pea Ridge, this corridor will have the highest intensity of commercial and residential uses within the city. The mixed-use corridor encourages connected neighborhoods while acknowledging existing conventional, commercial development patterns. The buildings may be single or multi-storied structures accommodating a mixture of uses, including multi-unit residential, within individual structures. Residential uses shall be placed above or behind

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
ZONING DISTRICTS						
DIMENSION	A	RE	R-1	R-2	R-3	R-4
Lot size						
Single-family (sq. ft.)	5 ac	1 ac	12,000	8,000	NP	NP
Duplex, Triplex & Four Plex (sq. ft.)	NP	NP	NP	NP	12,000	NP
Nonresidential uses (sq. ft.)	5 ac	1 ac	½ ac	12,000	12,000	12,000
Multi-family (units/acre)	NP	NP	NP	NP	12	1 Story-10 2 Story-18 3 Story- 27
Lot width (all uses)	240'	120'	100'	60'	100'	1 Story- 150' 2 Story-150' 3 Story- 150'
Front setback (all uses)	30'	30'	25'	25'	25'	50'
Side setback (all uses)	15'	15'	8'	8'	8'	1 Story-20' 2 Story-20' 3 Story-25'
Street side setback (all uses)	25'	25'	25'	25'	25'	50'
Rear setback (all uses)	30'	30'	25'	25'	25'	45'
NP = not permitted						

A	Agriculture
RE	Residential Estate
R-1	Low Density Residential
R-2	Medium Density Residential
R-3	High Density Residential
R-4	Multi-Family Residential
C-1	Neighborhood Commercial
C-2	General Commercial
I	Industrial

commercial uses, reserving the corridor frontage for commercial. Developments may have individual or shared parking areas and are supported by a well-connected grid of private and public access points.



STAFF REPORT

Coincidental Lots Text Amendment

Request:

Approval of an ordinance amending the Subdivision Regulations of the City of Pea Ridge to create Coincidental Lots.

History:

A gap exists in the space between traditional single-family subdivisions and condo-style development. The American mortgage system is skewed heavily towards financing fee simple land/home purchases, meaning the underlying property is owned by the borrower. In a condo situation, codified in Arkansas as a Horizontal Property Regime, the borrower finances the purchase of the structure, with no land accompanying the sale. While banks do have financing set up for these types of purchases, it is not nearly as robust, and not all financial institutions offer financing for condos.

Purpose of Amendment:

The proposed amendment addresses 2 main parts:

1. Creation of a coincidental lot scheme that allows for legally platted lots to coincide, or very closely match, the footprint of the structure to be built. This allows the structure to be sold with the land, but in a similar size and scale as that of a condo.
2. Sets guardrails up to protect property owners, the city, utilities, and other stakeholders involved in the creation and ownership of coincidental lots.

This amendment may further the cause of affordable housing by detaching the large areas of traditional lots and allowing these units to be sold at a lower price point.

Recommendation

Staff recommends adopting the proposed text amendment.

DRAFT - Proposed Amendment to Pea Ridge Zoning Regulations

14.04.02 Rules of Construction and Definitions

2.: Lot, subordinate coincidental: a platted lot designed such that one or more lot lines coincide with, or are located within five (5) feet of the exterior walls of a dwelling. Such lots are located wholly within a superior lot.

Lot, superior coincidental: a platted lot containing one or more subordinate coincidental lots, intended to provide common open space, access, and other shared facilities serving such subordinate lots.

14.04.05 District Regulations

1.b. Uses Permitted

1.c. Lot, yard, and height regulations.

1.c.1.

Maximum lot coverage (all buildings) in all residential districts shall not exceed thirty-five percent (35%), except in subordinate coincidental lots where there shall be no maximum lot coverage, and a minimum lot coverage of eighty-five percent (85%).

1.c.5.

Certain architectural features may project into required yards, but not cross any property boundary or platted lot line, as follows:

4.

14.04.08 Special Conditions Applicable to Certain Uses

10. **Coincidental Lots**

a. Subordinate Coincidental Lots

1. There shall be no minimum setback from any lot line, provided that no portion of any dwelling unit or structure shall cross any property boundary or platted lot line.

2. All lot lines of a subordinate coincidental lot shall be wholly within a superior coincidental lot.

3. The minimum distance between any two subordinate coincidental lots shall be no less than five (5) feet.

4. All subordinate coincidental lots shall be provided legal and permanent access to a public street, alley, green, trail, or other public way through a superior coincidental lot by means of a platted easement no less than ten (10) feet in width, or as required by applicable fire code.

5. Subordinate coincidental lots shall only be replatted with the consent of the governing body of the superior coincidental lot or consent of more than fifty percent (50%) of the property owners having rights to the superior coincidental lot should the governing body be defunct.

6. All dwellings or structures located on subordinate coincidental lots shall maintain minimum separation distances as required by the most recently adopted building code, or shall provide fire-rated protection as permitted by such most recently adopted building code.

7. No subordinate coincidental lot shall be created in a manner that would allow the erection of a structure within the sight triangle of a street intersection, or would in any other manner create a visibility or safety issue to motorists and non-motorists.

8. No subordinate coincidental lot shall be created in a manner that prevents the provision, maintenance, or operation of approved stormwater and drainage facilities.

9. Any lot line that coincides directly with an exterior wall shall be resurveyed prior to final plat submission to ensure coincidence.

10. Each subordinate coincidental lot shall be served by public or approved private utilities through recorded easements.

b. Superior Coincidental Lots

1. The superior coincidental lot shall be owned and maintained jointly or governed and maintained by association or other legal entity and shall be responsible for maintenance of common facilities and common properties.

2. Easements necessary to service subordinate coincidental lots may overlap one another.

3. A superior coincidental lot shall not be further subdivided in a manner that causes any subordinate coincidental lot to violate the provisions of this Title.

4. A superior coincidental lot shall not be dissolved, conveyed, or otherwise separated from the subordinate coincidental lots except through a replat approved by the city.

14.04.09 General Standards

1.4.a Onsite.

Except as otherwise specifically provided, required off-street parking, and loading spaces shall be located on the same lot as the principal use. Required parking for dwellings located on subordinate coincidental lots may be located wholly or partially on the superior coincidental lot, provided such parking is located within a platted easement dedicated only to the subordinate coincidental lot, and only for parking, ingress, and egress.

1.4.c.1.

In RE, R-1, and R-2 districts, required off-street parking shall not be located within a street (front or street side) setback. Parking in excess of the required number of spaces is allowed in the street setback, but not off the driveway, and not in a manner that obstructs sidewalks or visibility. Required parking for dwellings located on subordinate coincidental lots may be located wholly or partially within a required setback, provided such parking is located within a platted easement dedicated only to the subordinate coincidental lot, and only for parking, ingress, and egress.

NOTES CONSTITUTING A PART OF THIS PLAT AND TO BE READ IN CONNECTION WITH THE PLAT AND ALL PROPERTY REFLECTED THEREON

COOPER HOMES, INC., HEREINAFTER REFERRED TO AS DEVELOPER, A WHOLLY OWNED SUBSIDIARY OF AND SUCCESSOR IN INTEREST TO COOPER COMMUNITIES, INC., (FORMERLY NAMED COOPER ACQUISITION CORPORATION AND SUCCESSOR IN INTEREST TO THE PREDECESSOR COOPER COMMUNITIES, INC. AND JOHN A. COOPER COMPANY BY REASON OF MERGERS, THE SAID JOHN A. COOPER COMPANY FORMERLY BEING NAMED CHERDKEE VILLAGE DEVELOPMENT COMPANY, INC.) IS THE OWNER OF ALL REAL ESTATE REFLECTED BY THIS PLAT, AND THIS PLAT IS FILED FOR RECORD AND RECORDED SUBJECT TO THE FOLLOWING PROVISIONS:

1. AT 10:00 O'CLOCK A.M. ON THE 18TH DAY OF MAY, 1965, COOPER COMMUNITIES, INC., JOINED BY BELLA VISTA COUNTRY CLUB (NOW BELLA VISTA VILLAGE PROPERTY OWNERS ASSOCIATION) A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, A DECLARATION OF COVENANTS AND RESTRICTIONS WHICH IS THERE RECORDED IN BOOK 373, PAGE 08, ET SEQ., AND AT 1:44 O'CLOCK P.M. ON THE 25TH DAY OF MAY, 2001, COOPER HOMES, INC. JOINED BY HIGHLAND PARK VILLAS OWNERS ASSOCIATION, INC., A NON-PROFIT CORPORATION, FILED IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER IN AND FOR BENTON COUNTY, ARKANSAS, AN AMENDED AND RESTATED SUPPLEMENTAL DECLARATION (THE FIRST SUPPLEMENTAL DECLARATION), WHICH IS THERE RECORDED IN RECORD-BOOK D1, PAGE 0730D2CV ET SEQ. THIS PLAT IS FILED CONTEMPORANEOUSLY WITH THE FILING OF A SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS, EXECUTED BY THE DEVELOPER WHICH HAS THE EFFECT OF BRINGING THE LANDS REFLECTED HEREON WITHIN THE PROVISIONS OF THE AFORESAID DECLARATION AND WITHIN THE PROVISIONS OF THE AFORESAID FIRST SUPPLEMENTAL DECLARATION, WHICH ARE BY REFERENCE BOTH MADE A PART OF THIS PLAT, IN THEIR ENTIRETY, AND LIKEWISE THE SUPPLEMENTAL DECLARATION CONTEMPORANEOUSLY FILED HERewith, IN ITS ENTIRETY, IS BY REFERENCE MADE A PART OF THIS PLAT.

2. THE LIMITED COMMON PROPERTIES REFLECTED HEREON ARE INTENDED TO BE DEVOTED TO THE COMMON USE AND ENJOYMENT OF THE OWNERS OF THE LOTS REFLECTED HEREON AS WELL AS OWNERS OF ALL THE VILLAS PROPERTIES AS SO DEFINED IN THE AFORESAID FIRST SUPPLEMENTAL DECLARATION AND SHALL IN NOWISE BE CONSIDERED AS DEDICATED FOR THE USE OF ANY OTHER PERSONS. THE USE OF THE LIMITED COMMON PROPERTY IS SUBJECT, HOWEVER, TO ARTICLE IV OF THE SAID FIRST SUPPLEMENTAL DECLARATION PROVIDING FOR PROPERTY RIGHTS AND ARTICLE IX THEREOF PROVIDING FOR PARTY WALLS, ROOF OVERHANG EASEMENTS AND CHIMNEY ENCROACHMENT EASEMENTS.

3. UTILITY AND DRAINAGE EASEMENTS ARE RESERVED BY THE DEVELOPER UPON ALL PROPERTY COVERED BY THIS PLAT, INCLUDING THE LIMITED COMMON PROPERTY PURSUANT TO ARTICLE IV OF THE DECLARATION AFORESAID.

4. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES A PERPETUAL BLANKET EASEMENT, PRIVILEGE AND RIGHT IN, UPON, OVER AND ACROSS THE LIMITED COMMON PROPERTIES REFLECTED HEREON, IF ANY, FOR PURPOSES OF CONSTRUCTING AND MAINTAINING SUCH ROADS, STREETS OR HIGHWAYS AS IT SHALL DETERMINE TO BE NECESSARY OR DESIRABLE IN ITS SOLE DISCRETION, INCLUDING SUCH CUTS, GRADING, LEVELING, FILLING, DRAINING, PAVING, BRIDGES, CULVERTS, RAMPS AND ANY AND ALL OTHER ACTIONS OR INSTALLATIONS WHICH IT DEEMS NECESSARY OR DESIRABLE FOR SUCH ROADS, STREETS OR HIGHWAYS TO BE SUFFICIENT FOR ALL PURPOSES OF TRANSPORTATION AND TRAVEL. THE WIDTH AND LOCATION OF THE RIGHT OF WAY FOR SUCH ROADS, STREETS OR HIGHWAYS SHALL BE WITHIN THE SOLE DISCRETION OF DEVELOPER, ITS SUCCESSORS AND ASSIGNS, PROVIDED, HOWEVER, THAT DEVELOPER, ITS SUCCESSORS AND ASSIGNS, WILL USE ITS BEST EFFORTS CONSISTENT WITH ITS PURPOSES TO LESSEN ANY DAMAGE OR INCONVENIENCE TO IMPROVEMENTS WHICH HAVE THERETOFORE BEEN LOCATED UPON THE PROPERTY. DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FURTHER RESERVES THE UNRESTRICTED AND SOLE RIGHT AND POWER OF DESIGNATING SUCH ROADS, STREETS OR HIGHWAYS AS PUBLIC OR PRIVATE AND OF ALIENATING AND RELEASING THE PRIVILEGES, EASEMENTS AND RIGHTS RESERVED HEREIN.

5. IN THE EVENT IT BECOMES NECESSARY TO AMEND THIS PLAT SUBSEQUENT TO THE RECORDATION HEREOF FOR CORRECTION OF ERRORS HEREON, THE DEVELOPER HEREBY RESERVES THE RIGHT SO TO DO, PROVIDED, HOWEVER, THAT ANY SUCH AMENDMENT SHALL NOT IN ANY MATERIAL MANNER AFFECT ANY THEN OWNER OF THE LANDS REFLECTED HEREON WITHOUT THE JOINDER THEREOF.

DATED THIS 21 DAY OF Oct, 2004.

COOPER HOMES, INC.

BY *Thomas F. Costello*
TITLE *DIRECTOR OF ENGINEERING*

LOT 21, BLOCK 2

PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 29, TOWNSHIP 21 NORTH, RANGE 31 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A FOUND IRON PIN AT THE SE CORNER OF SAID SECTION 29; THENCE WEST 431.35 FEET; THENCE NORTH 766.29 FEET TO THE POINT OF BEGINNING; THENCE N06°18'09"E 78.15 FEET; THENCE S78°35'48"E 109.05 FEET TO THE WEST RIGHT-OF-WAY LINE OF GLENBROOK LANE; THENCE S00°52'06"W ALONG SAID RIGHT-OF-WAY LINE 45.66 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 32.16 FEET AND A CHORD BEARING AND DISTANCE OF S04°09'33"W 32.15 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE N79°07'32"W 114.51 FEET TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES, MORE OR LESS.

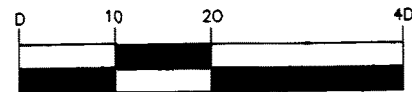
FLOOD NOTE.

THE HEREON DESCRIBED SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DETERMINED BY SCALING FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: D5007CDD35 E. MAP EFFECTIVE DATE: SEPTEMBER 19, 1991.

ACREAGE	
LOT 21	= 0.08 ACRES
LCP	= 0.12 ACRES
TOTAL	= 0.20 ACRES

LEGEND

- SET 5/8" REBAR WITH CAP
- PROPERTY LINE
- LCP LIMITED COMMON PROPERTY



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
BASIS OF BEARING: PLAT P3-388

2004 1224
Recorded in the Above
Plat Book & Page
10-21-2004 01:27:44 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

PREPARED FOR:
COOPER HOMES, INC.

STATE CODING NO. 500-21N-31W-0-29-22D-04-1286

RECORD PLAT

LOT 21, BLOCK 2
HIGHLAND PARK VILLAS
BELLA VISTA VILLAGE, ARKANSAS

 **Costello Land Surveying**
4342 E. STATE HIGHWAY 90
PINEVILLE, MO. 64856
(417) 226-4524

JOB NO. 4014	DATE: 10-20-04
SHEET 1 OF 1	DRAWING: LOT21PLAT

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE COMPLETED A SURVEY ON THE HEREON DESCRIBED PROPERTY. CORNER MONUMENTS WERE FOUND OR SET AS SHOWN TO THE BEST OF MY KNOWLEDGE AND ABILITY.

10/20/04
DATE

