



Planning Commission & Board of Adjustment

Pea Ridge City Hall

975 Weston Street

August 4, 2026 | 6:00 p.m.

- I. Call to Order**
- II. Roll Call**
- III. Review Minutes**
 - 1. July 7, 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. **Bone Properties, LLC - Rezoning**
153 Hallack Lane
C-1, Neighborhood Commercial to C-2, General Commercial
 - 3. **Subdivision Edge Treatment - Text Amendment**
 - 4. **Table of Uses - Text Amendment**
- VI. Old Business**
 - 1. **Village at City Park - Planned Zoning Development**
Northeast corner of Easterling Road and Hickman Drive
A, Agriculture to PZD, Planned Zoning District
 - 2. **Coincidental Lots - Text Amendment**
- VII. New Business**
 - 1. **Bone Properties, LLC - Rezoning**
153 Hallack Lane
C-1, Neighborhood Commercial to C-2, General Commercial
 - 2. **Rolling Meadows Subdivision Phase 3 - Plat Extension**
Approximately 150' east of the intersection of Lee Town Road and Rickett Street
 - 3. **Subdivision Edge Treatment - Text Amendment**
 - 4. **Table of Uses - Text Amendment**
- VIII. Other Business**
- IX. Board of Adjustments**



X. Adjourn

Agenda subject to change up to 24 hours prior to the meeting.



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 request further meets the intent of the MUN land use category by providing for a mix of residential unit types and commercial that provides services for those residents.

The proposed PZD provides 48 total lots in 6 Planning Areas. Each Planning Area functions as a quasi-zoning district within the PZD with distinct setback, floor-area ratios, and lot area and dimension requirements. There are 3 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 and garden-style or terraced homes (zero lot line). 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 residential above. These lots also front the park property. One lot is to be two stories, the second lot is proposed to be 3 stories.

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.

This proposal also meets several goals and strategies of the adopted Open Space & Parks Master Plan. A stated goal of the Open Space & Parks Master Plan is to “maximize the economic potential of Pea Ridge’s parks and open spaces by positioning them as key tourism destinations, supporting local businesses near parks, and promoting health-focused amenities and programs.” Additionally, Strategy 2 of the Support Economic Development goal “encourage[s] the establishment of neighborhood-scale retail spaces, food trucks, and pop-up services, transforming parks into vibrant community hubs that support both recreation and commerce.”

Since the previous submittal, several changes have been proposed by the applicant:

1. Reduction in unit count due to removal of the southeastern-most mixed-use commercial lot. Only one building is now proposed along the park frontage and it is setback further, 100 feet, from the southern property line.
2. Townhomes have been removed and replaced with a 2-story mixed-use building. It is setback even further away from the south property line than the 3-story building.
3. Additional greenspace has been added through a park to the south of the 2-story mixed-use building.

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, consistency with the goals and strategies for the Open Space & Parks Master Plan, and the consistency with the Future Land Use Map, staff recommends approval of the PZD zoning request.

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:

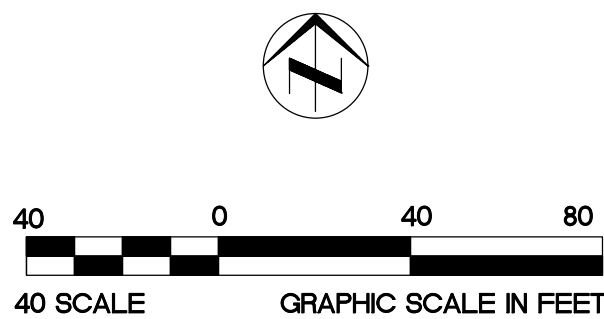
MIXED USE NEIGHBORHOOD (MUN) Mixed Use Neighborhood areas include a mix of single and context appropriate multi unit housing types and neighborhood commercial uses that provide services for residents. Design standards are utilized to ensure compatibility between uses.

MINIMUM DIMENSION REQUIREMENTS RESIDENTIAL DISTRICTS						
<u>ZONING DISTRICTS</u>						
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



LEGEND	
	SINGLE-FAMILY RESIDENTIAL
	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

NOT FOR CONSTRUCTION

Earthplan Design Alternatives, PA

813 W Meadow Ave
Springdale, Arkansas 72764

EDA

(479) 756-1266
www.eda-pa.com

THE VILLAGE AT CITY PARK

PEA RIDGE, ARKANSAS

PZD RENDERED CONCEPTUAL

CERTIFICATE OF AUTHORITY
EARTHPLAN DESIGN ALTERNATIVES, PA
No. 322
ARKANSAS ENGINEER

DATE	#	REVISION DESC.
05/08/26	050826	

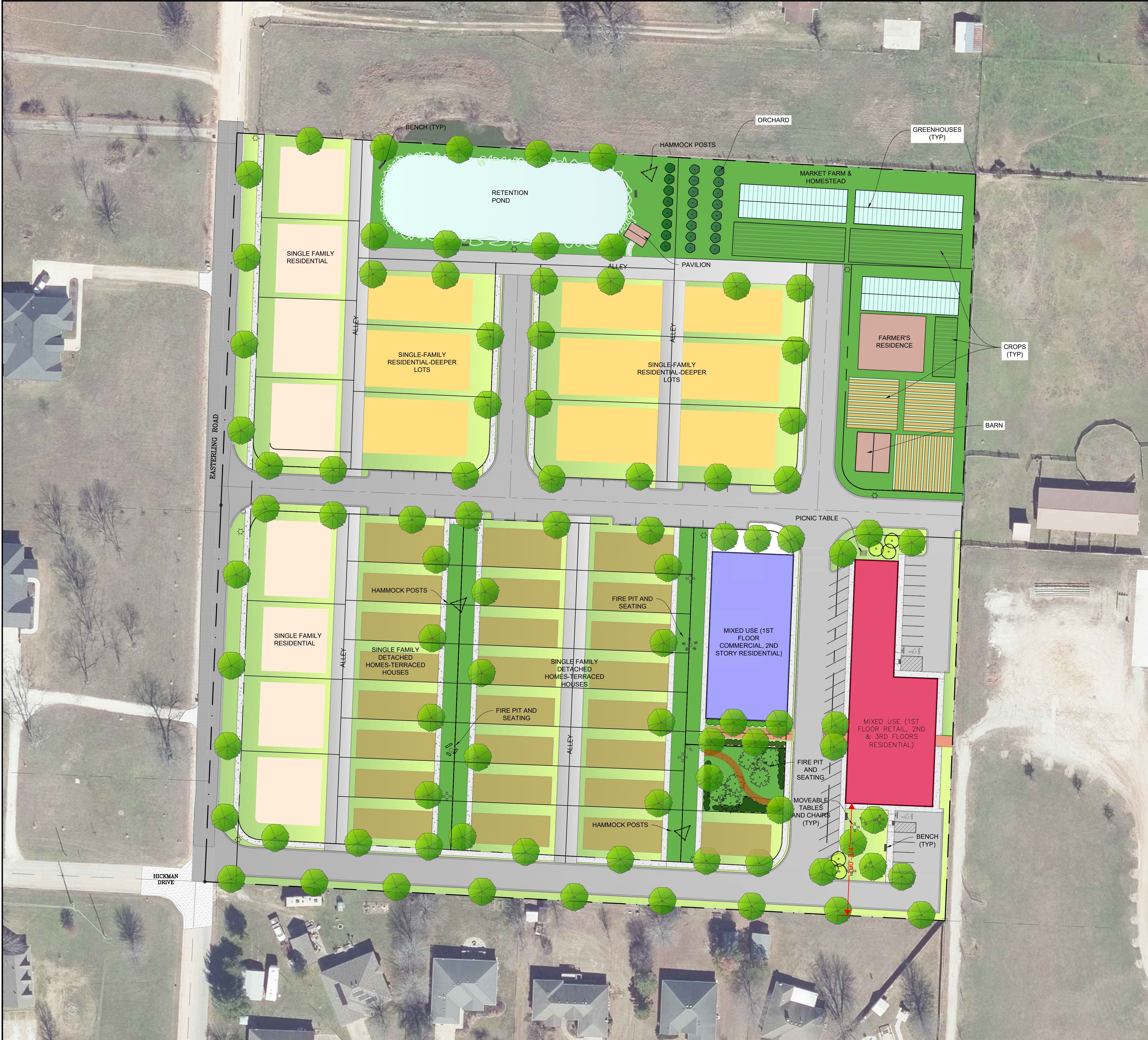
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		PLOT DATE: 7/20/2026 8:57 AM	

REGISTERED LANDSCAPE ARCHITECT

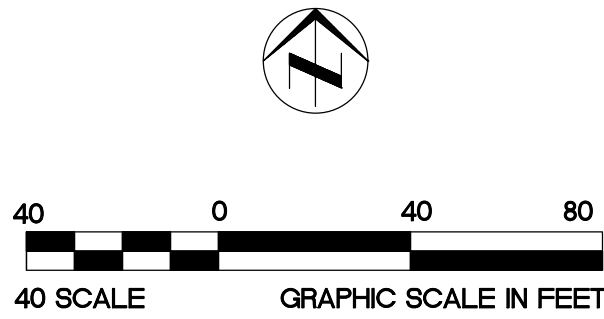
SARAH GRUNTZ

License Number 6887

STATE OF ARKANSAS



LEGEND	
	SINGLE-FAMILY RESIDENTIAL
	SINGLE FAMILY DETACHED HOMES -TERRACED HOUSES
	MIXED-USE (1ST FLOOR RETAIL, 2ND & 3RD FLOORS RESIDENTIAL)
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NOT FOR CONSTRUCTION

DATE

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REVISION DESC.

CHECKED BY:

SDG

DRAWN BY:

BY:

DRAWING CREATION DATE:

050826

JOB NUMBER:

2651

P: PROJECTS\2651\01\2651_2_RENDERED

LAST SAVED: 7/20/2026 8:55 AM

FILE NAME: 7/20/2026 8:57 AM

REGISTERED LANDSCAPE ARCHITECT

SARAH GRUNTZ

License Number 6887

STATE OF ARKANSAS

CERTIFICATE OF AUTHORIZATION

EARTHPLAN DESIGN

ALTERNATIVES, PA

No. 322

ARKANSAS ENGINEER

PZD RENDERED CONCEPTUAL

THE VILLAGE AT CITY PARK

PEA RIDGE, ARKANSAS

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Re: The Village at City Park
ATTN: Annette Beard
Pea Ridge Times
July 19, 2026

To the Editor:

Arkansas is facing a food-access crisis that should change how we think about community development. New findings from the Arkansas Health Survey show that 28.8% of adult Arkansans—approximately 688,000 people in rural and urban communities—lack consistent, reliable access to the nutritious food needed for an active, healthy life. That is not a marginal problem. It is a statewide challenge touching health, household stability, school, work, and the long-term resilience of our communities.

Food insecurity is not only a question of whether food exists. It is also a question of access and affordability: where food is sold, how far families must travel to reach it, how many intermediaries stand between a farm and a household, whether local farmers have dependable customers, and whether productive land can remain economically viable. Those are land-use and real estate questions as much as they are agricultural questions.

Recent opposition to The Village at City Park describes the proposal as an incompatible development that would strain services, diminish small-town character, and remove productive farmland. Those concerns deserve a factual response. The project is designed around the opposite premise: real estate development should be structured to conserve land, shorten the distance between people and food, provide goods and services, support working farmers, and make healthy food a visible part of everyday neighborhood life. In other words, it takes a village.

The Village at City Park will utilize real estate development as a mechanism for food-systems change. A 1.14-acre organic market farm, greenhouses, perennials, a farm store and aggregation channel, education, and seasonal programming are integrated with homes, neighborhood retail, shared green spaces, and City Park access. Housing creates a nearby customer base. Walkability brings food within a short trip for residents and surrounding neighbors. Greenhouses and high tunnels extend the growing season. Direct sales, produce subscriptions, and aggregation with regional growers can reduce distribution barriers and create more dependable routes to fresh food. No single development will solve Arkansas food insecurity, but development can either deepen the distance between people and food or help close it.

This approach is grounded in operating experience. I co-founded Yellowbird Foodshed to connect regional farmers with households and institutional markets. I founded and directed Seminary Hill Farm, integrating farming, hospitality, education, and community programming. I also helped shape agriculture-centered real estate developments at Armistead, Aberdeen Farm, and Red Barn. Each reinforced the same lesson: preserving acreage on a plan is not enough. A farm endures when production is connected to customers, sales channels, and complementary businesses.

The opposition warns of lost farmland, yet conventional sprawl is a major long-term threat to farmland at the edge of growing communities. Low-density expansion consumes more acreage per household and stretches roads and utilities farther. The Village at City Park instead

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concentrates compatible uses in a connected, walkable pattern, preserving meaningful land for agriculture and open space.

The Village housing plan is less about an abstract promise of affordability or luxury and more about practical, low-maintenance living. Terraced homes, single-family homes, and mixed-use residences serve families, professionals, and people wishing to downsize. Smaller yards, shared landscapes, green spaces, and walkable connections reduce maintenance demands and place residents close to City Park, the farm, food retail, recreation, and neighborhood services. It also encourages front-porch living and a shared sense of community.

The latest planning area map and rendering will demonstrate that the team has listened to the public and neighboring-property concerns. It shows two access points—Easterling Road and Hickman Drive. Conventional and deeper single-family lots transition along sensitive edges, while terraced homes are concentrated internally. Mixed-use are clustered in the southeast, with setbacks of more than twice the city ordinance, and parking inside rather than lining City Park frontage. Perimeter landscaping, a stormwater retention pond, internal alleys, shared greens, and a distinct farm district with greenhouses, orchard, crops, and community barn respond to compatibility, circulation, drainage, buffering, and nearby neighbors.

Traffic safety, emergency access, utilities, drainage, lighting, and noise are legitimate subjects that will be resolved by engineering, design, and the city. The development team supports standards that protect neighbors and the public. Concerns that can be addressed through design and conditions of approval should not become a blanket conclusion that mixed-use planning is inherently unsafe. Or unwanted.

Small-town character should not be defined by separation and car dependence alone. Pea Ridge's identity also includes agriculture, neighborliness, local enterprise, and outdoor life. A village organized around porches, trees, shared spaces, a park, a working farm, and complimentary local businesses can reinforce that identity. The goal is a complete, walkable neighborhood rooted in the agricultural character residents want to preserve.

The City of Pea Ridge's 2025 Open Space and Parks Master Plan key findings for economic growth (pg. 47) describe developing neighborhood scale hubs for commercial growth... "by strategically placing parks, active recreation, and event areas near commercial spaces, Pea Ridge can foster vibrant community-oriented hubs." The Village proposes a replicable concept: use development economics to protect agriculture, build markets for farmers, improve food access, create opportunities for more affordable direct purchasing and local business development, and limit farmland-consuming sprawl. Responsible development should make a community healthier, more connected, and more resilient. That is the standard we are working to meet in Pea Ridge.

Tadd Petersen
The Village at City Park

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

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

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

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

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

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

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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

B) Property Details and Legal Description

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

SURVEY DESCRIPTION:

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

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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

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

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

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

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

F) Development Standards

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

Planning Area A: Single-Family Residential

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

Lot Dimensions:

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

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 80%

Building Setbacks:

Front Building Setback: 15'

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

Side Building Setback on Corner: 15'

Rear Building Setback: 15'

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

Floor/Area Ratio: 0.80 (Maximum)

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

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

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area B: Single Family Detached Homes – Terraced Houses

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

Lot Dimensions:

Minimum Lot Area: 3,500 sq. ft.

Minimum Lot Width: 35'

Maximum Lot Coverage: 90%

Building Setbacks:

Front Building Setback: 17.5'

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

Side Building Setback on Corner: 7'

Rear Building Setback: 15'

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

Floor/Area Ratio: 0.90 (Maximum)

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

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

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

Planning Area C: Two-Story Commercial

Gross Land Area: ± 0.50 Acres (Lot 33)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 15'

Side Building Setback: 5'

Side Building Setback on Corner: 10'

Rear Building Setback: 10'

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

Floor/Area Ratio: 0.95 (Maximum)

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

Planning Area D: Mixed Use Commercial & Apartments

Gross Land Area: ± 1.1 Acres (Lot 36)

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 5'

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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

Floor/Area Ratio: 0.95 (Maximum)

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

Planning Area E: Single-Family Residential – Deeper Lots

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

Lot Dimensions:

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

Minimum Lot Width: 60 Feet

Maximum Lot Coverage: 60%

Building Setbacks:

Front Building Setback: 20'

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

Side Building Setback on Corner: 15'

Rear Building Setback: 10'

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

Floor/Area Ratio: 0.60 (Maximum)

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

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

THE VILLAGE AT CITY PARK ZONING PEA RIDGE

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

Planning Area F: Commercial Farm & Detention Pond

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

Lot Dimensions:

As shown on plat.

Building Setbacks:

Front Building Setback: 10'

Side Building Setback: 10'

Side Building Setback on Corner: 10'

Rear Building Setback: 20'

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

Floor/Area Ratio: 0.50 (Maximum)

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

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

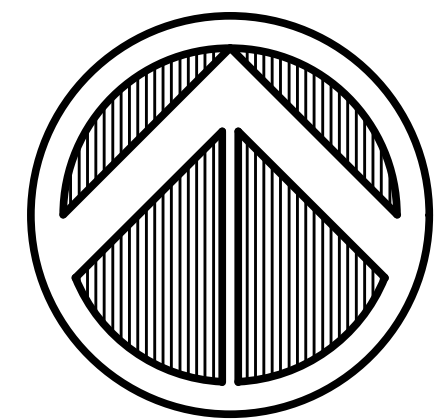
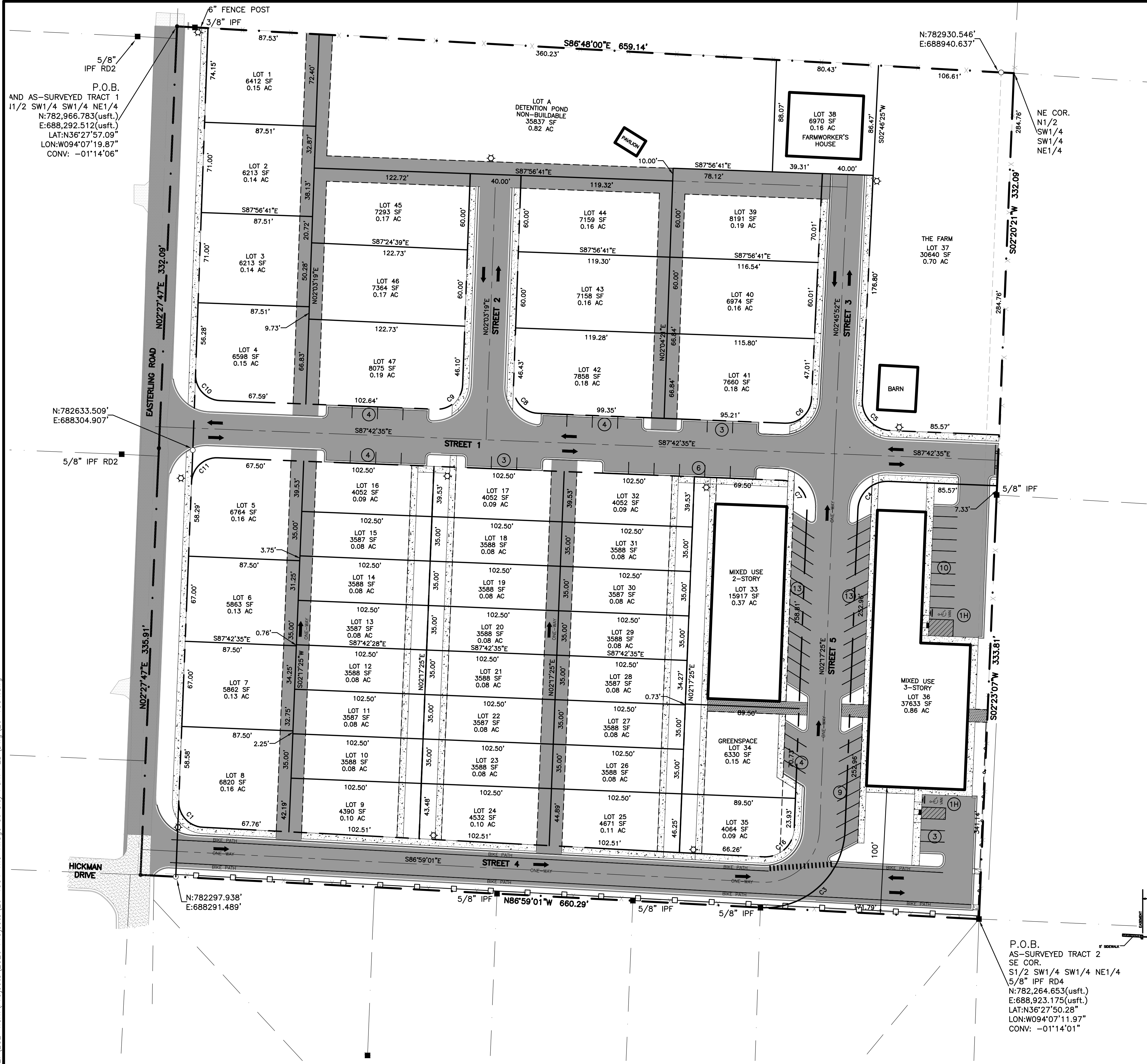
Entrance signs will be placed at primary entrances to the development.

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.



40' 0 40'
SCALE 1"=40'

NORTH

LEGEND

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

ENGINEER:

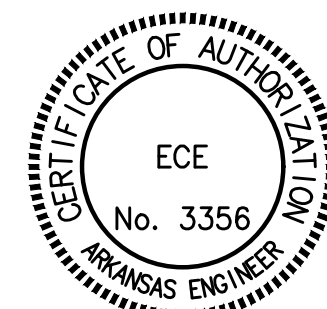
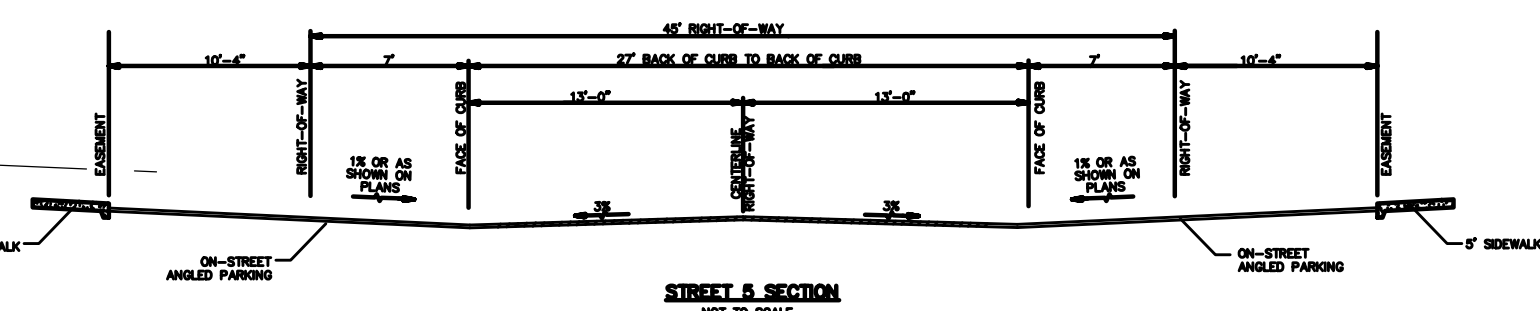
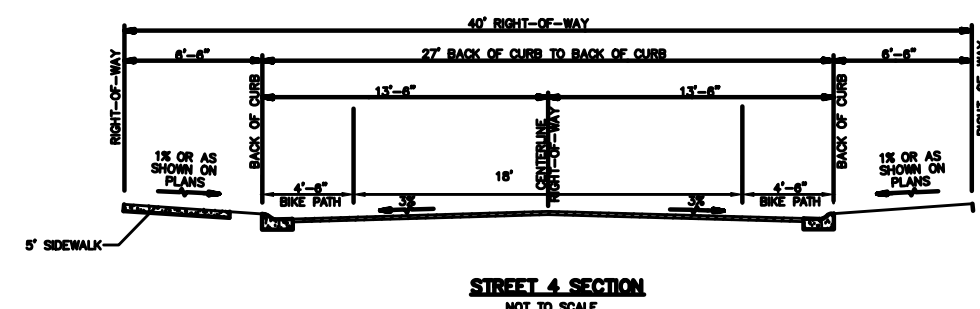
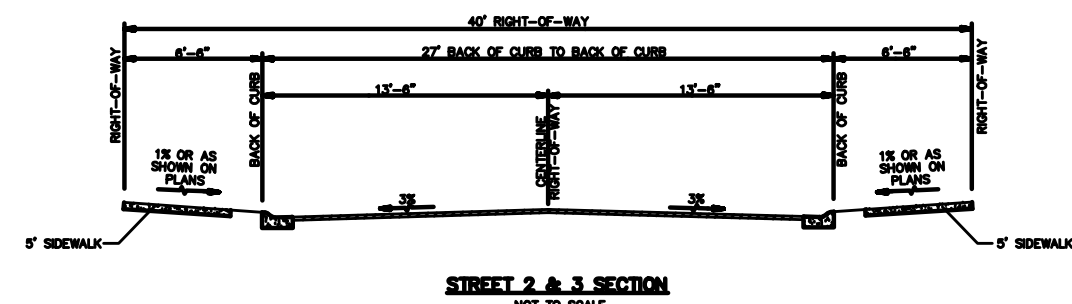
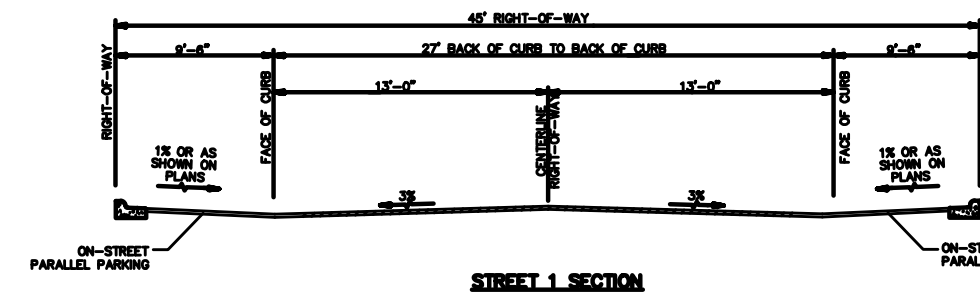
EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

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

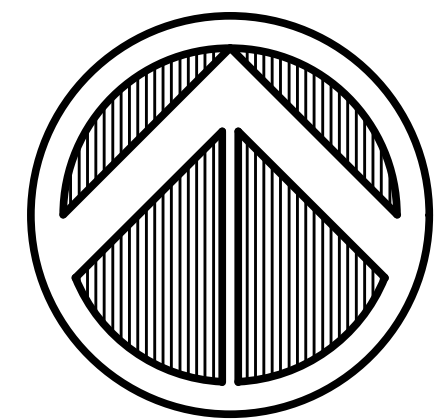
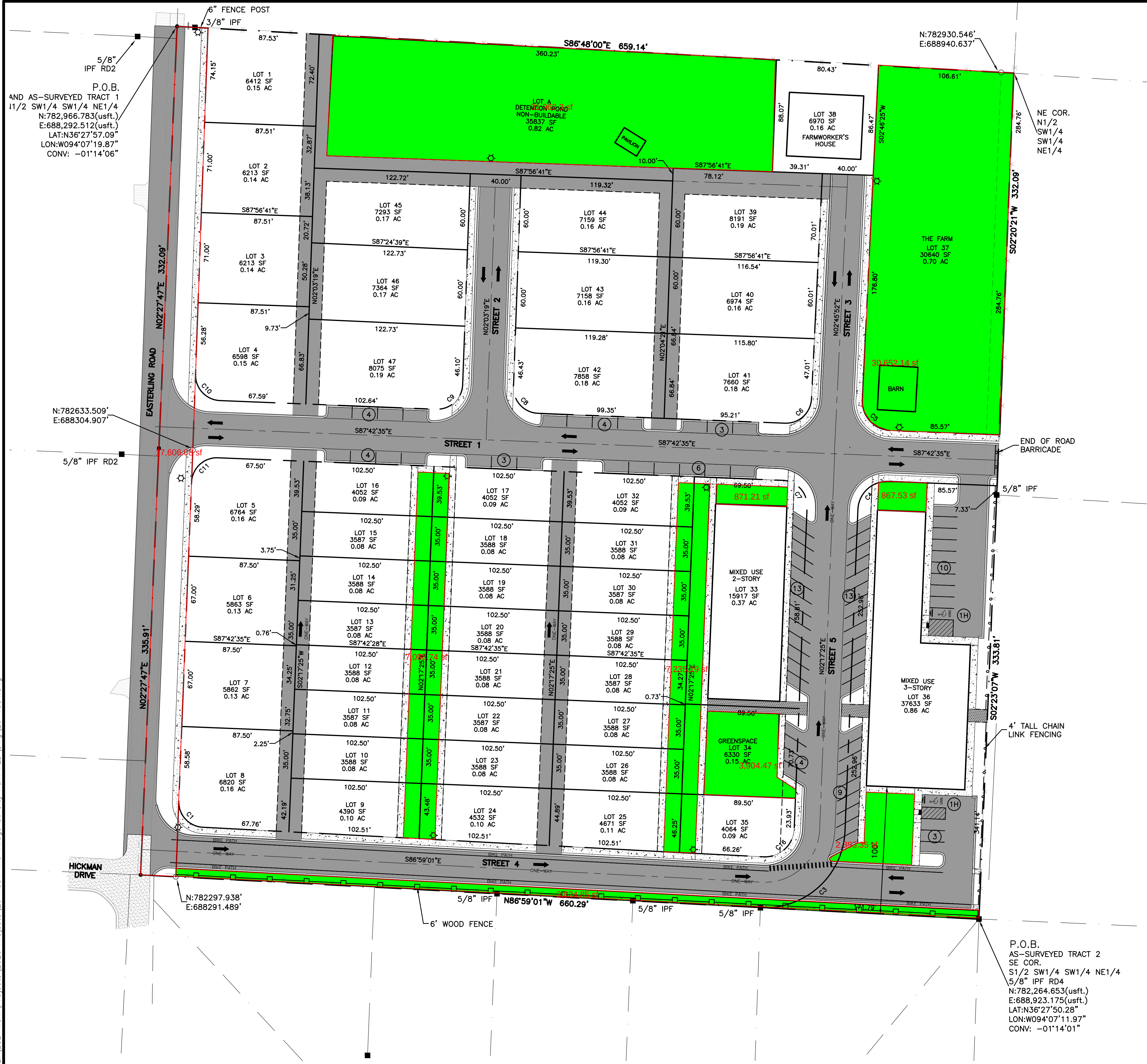
PROPOSED ZONING:
PZD (PLANNED ZONING DISTRICT)

STREET SECTIONS:

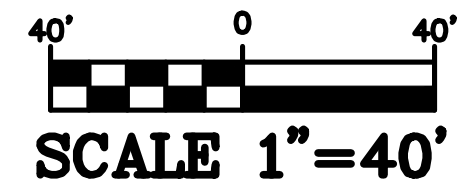


NOT FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason E. Inally 7/27/2026	Date			
	Comments			
	Rev			
THE VILLAGE AT CITY PARK PZD 15658 EASTERLING ROAD PEA RIDGE, AR				
OCHEL TOV, LLC 13597 ADMIRAL LANE, ROGERS, AR 72756				
9200 SUITS US DR, STE. B BELLA VISTA, AR 72714 O: (479) 364-0028 D: (479) 367-2924 F: (479) 367-2924 E: jinaly@expedient-ar.com				
EXPEDIENT CIVIL ENGINEERING, PLLC				
DRAWN BY: JEI				
CHECKED BY: JEI				
DATE 7/27/2026				
JOB NUMBER P25-51				
SHEET NAME				
STREET SECTIONS				
File No. 26-1004.dwg				
1 OF 1				



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:

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9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
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DEVELOPER:

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

PROPOSED ZONING:
PZD (PLANNED ZONING DISTRICT)

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 7/27/2026	
JOB NUMBER P25-51	
SHEET NAME	
PLANNING AREA MAP	
File No. 26-1004.dwg	
1 OF 1	



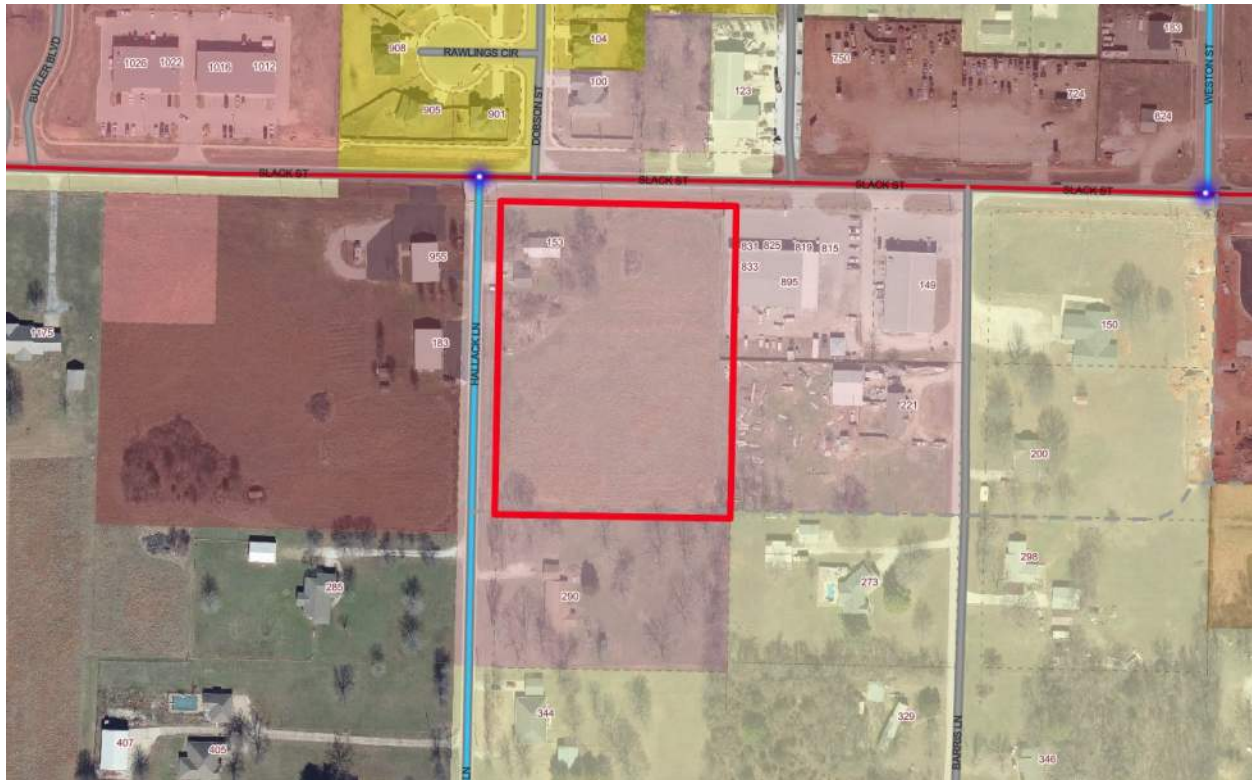
STAFF REPORT

Bone Properties, LLC - Rezone

Location:	153 Hallack Lane
Current Zoning:	C-1, Neighborhood Commercial
Land Use Designation:	SLC, Slack & Lee Town Corridor
Proposed Zone:	C-2, General Commercial
Owner/Applicant:	Bone Properties, LLC
Property size:	+/- 4.00 acres

Request: Bone Properties, LLC is requesting to rezone property at 153 Hallack Lane from C-1, Neighborhood Commercial to C-2, General Commercial

Vicinity Map (illustrative only):



Property Description

The subject property is located at 153 Hallack Lane, parcel number(s) 13-00692-000. The property is presently zoned C-1, Neighborhood Commercial with a future land use designation of SLC, Slack

and Lee Town Corridor. Adjacent zoning districts include R-2, Medium Density Residential to the Northwest; C-1, Neighborhood Commercial to the North, East, and South; R-1, Low Density Residential to the Southeast and Northeast; and C-2, General Commercial to the West. Adjacent land use designations include SLC, Slack and Lee Town Corridor to the Northeast, East, West, and South; and RS, Residential Subdivision to the Northwest and Southwest. The property is presently developed with a residence. This property has direct access to Slack Street and Hallack Lane.

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 Hallack, 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 being approximately 365 feet and depth being approximately 485 feet.

It is prudent to consider the tax and revenue implications of commercial property versus residential property at a location along a high traffic, high visibility location, as cities in Arkansas receive an inordinate amount of revenue from sales tax as opposed to property tax to fund city services and infrastructure improvements.

Commercial use or development on this property would be required to meet the residential land use compatibility standards, increasing setbacks on property lines adjacent to residential land uses, providing a suitable buffer, 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 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.

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

July 13th, 2026

Mr. Keegan Stanton
City of Pea Ridge
Planning Director
P.O. Box 10
975 Weston Street
Pea Ridge, AR 72751

Re: 153 Hallack Street
Rezoning Application

Dear Mr. Stanton,

This 4-acre parcel of land is located at the southeast corner of Hallack Street and Slack Street, parcel ID #13-00692-000. The developer is proposing to rezone the property from C-1 to C-2. The proposed C-2 zoning complies with the future land use plan.

Please place this item on the next available Planning Commission agenda.

Feel free to contact me should you have any questions or require any additional information. Thank you.

Best Regards,
Jake White



STAFF REPORT

Rolling Meadows Phase 3 Extension

Request:

Extension of the approval of Rolling Meadows Phase 3 preliminary plat, approved by the Planning Commission August 5, 2025.

The developer has stated an intent to begin construction in August of 2026. An extension is necessary if it does not begin prior to August 5.

Recommendation

Staff recommends approval of the extension request for 1 year.



June 30, 2026

City of Pea Ridge Planning Commission
975 Weston Street
Pea Ridge, AR 72751

RE: *Rolling Meadows Ph. 3 (Lee Town Road, Pea Ridge, AR 72751)*
A Residential Subdivision

Dear Planning Commission,

On behalf of DR Horton – NWA, the Developer, we respectfully request that the City of Pea Ridge Planning Commission grant a one-year extension for the preliminary plat that was originally approved on August 5, 2025.

The Developer has been working on home construction in Phases 1 and 2 and is ready to begin the site development of Phase 3. We are currently assisting the Developer with securing a contractor with the intent of construction beginning in August 2026.

The requested extension will allow sufficient time to complete the necessary pre-construction activities and maintain continuity with the overall development schedule. The Developer remains committed to the project and intends to proceed with Phase 3 in accordance with the approved development plans and applicable City requirements.

We appreciate the Planning Commission's consideration of this request and respectfully ask for approval of the one-year extension. If you have any questions or need additional information, I can be reached at (479) 579-3963.

Sincerely,
HALFF Associates, Inc.

A handwritten signature in black ink that reads "Dustin Higgins". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Dustin Higgins, PE
Team Leader, Land Development



STAFF REPORT

Subdivision Edge Treatment Text Amendment

Request:

An ordinance amending the Zoning and/or Subdivision Regulations of the City of Pea Ridge to create Coincidental Lots.

History:

Planning Commission has requested to explore options for increasing the aesthetic quality of roadways around subdivisions on collector and arterial frontages.

Purpose of Amendment:

The proposed amendment may take one of, or a combination of, several forms:

1. Increase streetscape requirements that call for trees, plantings, easements, and walls.
2. Require an additional street tree per lot for lots that have double frontage during the permitting stage.
3. Regulate fence maintenance.
4. Require additional buffer areas between yards and major streets.

Recommendation

Staff recommends tabling this item for further discussion.



STAFF REPORT

Table of Uses Text Amendment

Request:

Approval of an ordinance amending Title 14 Zoning Regulations of the City of Pea Ridge to remove multifamily uses as permitted by-right in C-2, and townhomes as permitted by-right in C-1.

History:

The City of Pea Ridge, within its corporate limits, has limited land available for commercial land uses, both presently through zoned land and potential land as identified in the Future Land Use Map. Because of the way city's must gather revenue under the tax scheme created at the state level, commercial uses hold an inordinate importance due to their inherent likelihood and ability to generate sales tax. In Arkansas, sales tax makes up the vast majority of a city's budget to fund operating expenses, infrastructure improvements, and safety services. Therefore, protecting commercial land from residential development becomes important to safeguard the city's ability to further see revenue generated and businesses to locate and serve Pea Ridge citizens.

Purpose of Amendment:

The proposed amendment addresses 2 main parts:

1. Establish multifamily residential uses as permitted by conditional use permit in the C-2 district.
2. Establish townhome and rowhome uses as permitted by conditional use permit in the C-1 district.

Recommendation

Staff recommends adoption of the proposed text amendment.

Proposed Amendment to Pea Ridge Zoning Ordinance

14.04.05 District Regulations

Sections 1 & 3-6: No changes.

SECTION 2. COMMERCIAL DISTRICTS:

4. Commercial and Industrial Uses Permitted.

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

RESIDENTIAL USES	C-1	C-2	I
Single-family detached		C	C
Single-family attached		C	
Duplex, triplex, 4-plex	C	C	C
Townhouse/Rowhouse	PC	C	
Live-work units	P	C	
Loft apartment		C	
Multi-family	C	PC	C
Residential facility – assisted living	C	P	
CIVIC AND COMMERCIAL USES	C-1	C-2	I
Airport or airstrip			C
Alcoholic Beverages & Controlled Substances		C	
Animal care, general	C	P	C
Animal care, limited	P	P	
Auditorium or stadium		C	C
Automated teller machine	P	P	P
Bank or financial institution	P	P	P
Bakery	P	P	
Bed and breakfast	P	P	
Car wash	C	P	P
Cemetery	P	P	P
Church	P	P	P
College or university	P	P	P
Communication tower	C	C	P

Construction sales and service		P	P
Convenience store	C	P	C
Cultural Studio	P	P	
Day care, limited (family home)	P	P	C
Day care, general	P	P	C
Entertainment, adult		C	C
Funeral home	C	P	
Gas Station		P	P
Golf course	P	P	
Government service	P	P	P
Hospital	P	P	
Hotel or motel		P	
Library	P	P	P
Medical service/office	P	P	P
Museum	P	P	C
Nursing home	P	P	
Office, general	P	P	C
Parking lot, commercial	C	P	C
Parks and recreation	P	P	C
Pawn shops		P	C
Plant Nursery	C	P	P
Post office	P	P	C
Recreation/entertainment, indoor	C	P	C
Recreation/entertainment, outdoor	C	P	C
Recreational vehicle park		P	P
Restaurant, fast-food	C	P	P
Restaurant, general	P	P	P
Retail/service <10,000 sqft	P	P	C
Retail/service >10,000 sqft	C	P	C
Safety services	P	P	P
School, elementary/middle & high	P	P	P
Signs	*	*	*
Utility, major	C	C	C
Utility, minor	P	P	P
Vehicle and equipment sales		P	P
Vehicle repair, general		P	P
Vehicle repair, limited	C	P	P
Vocational school	C	P	P

Warehouse, residential (mini) storage		C	P
INDUSTRIAL, MANUFACTURING	C-1	C-2	I
Asphalt or concrete plant			C
Auto wrecking or salvage yard			P
Basic industry			P
Freight terminal		C	P
Manufacturing, general			P
Manufacturing, limited			P
Mining or quarrying			C
Research services	C	C	P
Warehousing			P
Welding or machine shop		C	P
AGRICULTURAL USES	C-1	C-2	I
Agriculture, animal		C	P
Agriculture, crop	P	P	P
Agriculture, farmers market	C	P	P
Agriculture, product sales		C	P