



WORK SESSION

Planning Commission & Board of Adjustment

Pea Ridge City Hall
975 Weston Street
July 20, 2026 | 6:00 p.m.

- I. **Call to Order**
- II. **Roll Call**
- III. **Review Minutes**
 - 1. July 7, 2026 Planning Commission Minutes
- IV. **Announcements**
- V. **Public Hearings (PUBLIC HEARINGS WILL OCCUR AT AUGUST 4 MEETING)**
 - 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

1. Active Transportation Plan Presentation - WORK SESSION ONLY
2. Planning Commission open discussion - WORK SESSION ONLY

IX. Board of Adjustments

X. Adjourn

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

