

**Planning Commission  
Board of Adjustment  
April 1, 2025  
6:00 p.m.**

**1. Call to Order**

The April 1, 2025, Pea Ridge Planning Commission meeting was called to order by Chairperson Michael Wilhelm.

**2. Roll Call**

Roll:

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

**3. Review Minutes from February 4, 2025, Planning Commission Meeting.**

Commissioner Sean Rooney motioned to approve the February 4, 2025, Planning Commission minutes as presented.

Commissioner Carolyne Wendel seconded the motion.

Votes:

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

**The motion to approved passed unanimously.**

**4. Announcements**

Mr. Keegan Stanton clarified that Item 8 on New Business, the Walnut Hills Ph. V Final Plat, the staff recommendation was amended to include a contingency on passage of asphalt cores.

**5. Public Hearing**

Chairperson Michael Wilhelm opened the Public Hearing and welcomed public comments.

**White – Rezone**

522 Kelly Lane

A, Agriculture; RE, Residential Estate; & R-1 Low Density Residential to R-1, Low Density Residential

Theresa White, 522 Kelly Lane, stood to discuss the rezoning request for R-1, Low Density Residential at 522 Kelly Lane. Ms. White stated that the intention of the request was to consolidate the zoning districts and parcels for refinancing the property.

There was no additional comment from the public.

**D.R. Horton Inc. – Rezone**

Lee Town Road & Greer Street

R-3, High Density Residential to R-2, Medium Density Residential

Dustin Higgins, Halff & Associates, stood to represent the request for R-2, Medium Density Residential at Lee Town Road & Greer Street. Mr. Higgins stated the intent of the request was to match the existing zoning on the remainder of the parcel for Rolling Meadows Phase 3.

Elizabeth Sabata, 301 Greer Street, stood to speak on the item. Ms. Sabata asked if the property under consideration would be homes or townhomes.

Vice Chairperson Dr. Sherman stated that the request was to take the property from multifamily to single family.

Kyle Whitlock, D.R. Horton, stated that the intent was to build single-family homes.

There was no additional comment from the public.

**Sherman Revocable Trust, Karen Sherman - Rezone**

14245 Dove Road

A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and exited the chambers.

Caitlyn Gibbs, Watkins, Boyer, Gray, & Curry, PLLC, stood to represent the applicant on the request for C-2, General Commercial zoning at 14245 Dove Road. Ms. Gibbs stated that the request aligned with the Comprehensive Land Use Plan, Future Land Use Map, and Northwest Arkansas Regional Land Use Map. She stated that the property lies at the corner of Highway 72 and Dove Road and would be suited to welcome patrons into Pea Ridge.

Ron Marx, 1907 Gaines Street, stood to speak on the item. He stated he was in Elkhorn Subdivision next to the request. Mr. Marx asked what the intention of the property was as the C-2 zoning would allow large commercial development. He asked if C-1 would be more compatible with the existing residential development nearby and that C-2 would be appropriate along the 72 corridor. He asked if it was possible to split the zoning between commercial and residential zones. He stated concerns that C-2 uses would allow for high traffic, large parking lots, football stadium-type lighting, late hours, safety, security issues, negative impacts on property values, and affect the quality of life of residents.

Caitlyn Gibbs stood to respond to concerns. She stated that C-2 was compatible with the highway corridor, that across 72 from this property was C-3 zoning. She stated that there were no development plans, and that the request was consistent with the Future Land Use Map and Comprehensive Land Use Plan.

There was no additional comment from the public.

**Walk the Dog Land Trust - Rezone**

West of Dove Road & Gaines Street Intersection

A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and remained outside the chambers.

Ron Marx, 1907 Gaines Street, stated he had the same comments for this item as the Sherman item.

There was no additional comment from the public.

### **Legacy Fields - Rezone**

12690 Shrader Road

A, Agriculture to PZD, Planned Zoning District

Vice Chairperson Dr. Sherman returned to the dais.

Blake Murray, Crafton Tull, stood to represent the applicant on the request for PZD, Planned Zoning District at 12690 Shrader Road. Mr. Murray stated they are proposing a commercial lot, smaller lot residential, and larger lot residential. He stated the goal was to create a mix of housing and commercial, clustering higher density housing near the commercial. The goal was to protect existing greenspaces and provide open space. Mr. Murray gave history on the project through the concept stage to working with staff to providing the proposal. He stated that Shrader Road will be built to local standards but be dedicated within collector-width right-of-way. He stated that they added a trail and are extending water and sewer to the site. He stated that the initial request was for 5' side yard setbacks but worked with the fire department and increased the setback to 7'.

Marty Finley, 301 Greer Street, asked if this was also the land on Lee Town. He stated he did not understand why it was addressed as Shrader instead of Lee Town. He asked what they are asking for.

Vice Chairperson Dr. Sherman stated that the request was for a rezone to PZD that will have commercial, single-family, and multi-family. They will also have a large percentage of greenspace. This is different from other zones that we have and this is the first submittal we have had. Planning Commission will discuss this for the first time after the public hearing. Dr. Sherman added that if anyone had questions about the request, now is the time to ask.

There was no additional comment from the public.

### **Text Amendment to Title 14 Zoning, Chapter 14.04 Zoning Ordinance Adopted, Section 14.04.05 District Regulations, Section 4 Commercial and Industrial Uses Permitted**

Vice Chairperson Dr. Sherman stated that this was going to be some changes to the commercial districts to narrow down some of the C-1 uses and that if anyone had questions, now would be the time to ask.

Marty Finley, 301 Greer Street, asked if we are reducing the largest scales out of C-1 to C-2.

Chairperson Wilhelm stated that no, the specific uses that were permitted in the districts were being modified.

Commissioner Wilkerson stated that we could discuss what a Conditional Use Permit is where the Commission can place specific restrictions on uses that may need a CUP.

City Attorney Shane Perry discussed the differences between permitted and conditional uses. He added that we were tightening up the C-1 district uses as it had become expansive. He discussed the changes for Gas Stations as a specific example.

There was no additional comment from the public.

### **Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards**

Vice Chairperson Dr. Karen Sherman stated that this change was to require new residential subdivisions to provide greenspace.

Commissioner Stokes and Vice Chairperson Dr. Sherman spoke to some of the specific requirements in the proposed ordinance.

There was no additional comment from the public.

Chairperson Wilhelm closed the public hearing.

**White – Rezone**

522 Kelly Lane

A, Agriculture; RE, Residential Estate; & R-1, Low Density Residential to R-1, Low Density Residential

Vice Chairperson Dr. Sherman moved, seconded by Commissioner Wilkerson, to approve the White rezoning request from A, Agriculture; RE, Residential Estate; & R- 1, Low Density Residential to R-1, Low Density Residential.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed with 7 in favor.**

**D.R. Horton Inc. – Rezone**

Lee Town Road & Greer Street

R-3, High Density Residential to R-2, Medium Density Residential

Chairperson Wilhelm asked to clarify that the request did not remove the commercial portion out front along Lee Town.

Mr. Stanton stated that was correct.

Commissioner Rooney asked what the reasoning was for the request.

Dustin Higgins replied that it was to be congruent with the rest of the subdivision.

Mr. Stanton stated that R-3 does not permit single-family use.

Kyle Whitlock, D.R. Horton, stated that they did not intend to build multi-family.

Commissioner Stokes motioned, seconded by Commissioner Wilkerson, to approve the D.R. Horton rezoning request from R-3, High Density Residential to R-2, Medium Density Residential.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes

Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed with 7 in favor.**

**Sherman Revocable Trust, Karen Sherman - Rezone**

14245 Dove Road  
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and exited the chambers.

Commissioner Wendel requested to see the Future Land Use Map for this property.

Mr. Stanton clarified that the C-3 district was no longer codified and that the C-2 district now functioned as the General Commercial zoning district that would generally permit large format commercial uses.

Mr. Stanton clarified that the red color on the Future Land Use Map that this property was partly colored indicated Entry Center. The description of the land use category was displayed on the screen.

Commissioner Rooney asked if there were any restrictions for this corridor.

Mr. Stanton stated that no, it would be subject to only the restrictions of the C-2 district

Commissioner Rooney asked if any restrictions could be set forth during the development.

Mr. Stanton stated that if a Conditional Use Permit were required, the commission could set further restrictions, but that if it were a permitted use, it would be allowed subject to the Zoning Code.

Commissioner Wilkerson asked if screens or berms would be required.

Mr. Stanton stated that it would be subject to residential compatibility standards in the Zoning Code.

Chairperson Wilhelm stated that he felt that it fell within our land use plan and it being along the highway.

Commissioner Stokes asked if we were able to ask for off-site infrastructure.

Mr. Stanton stated that we can ask for those things depending on the impact of the proposed development or use.

Commissioner Rooney motioned, seconded by Arriola, to approve the Sherman Revocable Trust rezoning request from A, Agriculture to C-2, General Commercial.

**Votes:**

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Recused
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed 6 in favor, 1 recusal.**

### **Walk the Dog Land Trust - Rezone**

West of Dove Road & Gaines Street Intersection  
A, Agriculture to C-2, General Commercial

Vice Chairperson Dr. Sherman recused herself from the discussion and voting and remained outside the chambers.

Commissioner Wendel asked to see the Future Land Use Map again.

Commissioner Stokes stated that this portion did fall under the residential future land use.

Commissioner Rooney stated he had concerns with the abutment to the neighborhood and going to C-2.

Commissioner Stokes stated he agreed with the concern.

Candice Anderson, CEI Engineering, stated that the majority of the parcel in the Sherman item is unbuildable due to topography in the Southwest corner, so they are requesting this parcel also be rezoned to gather more buildable area.

Commissioner Rooney restated his concern with the abutment to the residential area. He asked if there were a plan for the unbuildable space.

Ms. Anderson stated there was not a plan today, but it would likely be used for stormwater detention.

Commissioner Rooney stated that development on the Sherman parcel was still viable but may have to be reduced.

Commissioner Stokes asked if Ms. Anderson could estimate the amount of acreage that would be unbuildable on the Sherman property.

Ms. Anderson estimated about one third of the Sherman property would be unbuildable, but useable for detention. She also mentioned that there is a potential for ArDOT required dedications that may also reduce the parcel size.

Chairperson Wilhelm asked staff if the recommendation was to approve, and if the reasoning was to get connectivity to the highway.

Mr. Stanton stated that was correct, staff recommends approval so long as the Sherman property was also approved. He also stated that the reasoning being the frontage along the collector roadway and that the topology of the two properties together would likely create difficulties in development of just one or the other.

Ms. Anderson stated that the Pea Ridge code does require a landscaped buffer between C-2 zoning and residential properties.

Mr. Stanton discussed requirements and restrictions for access management.

Commissioner Rooney asked what the status of Dove Road is.

Mr. Stanton stated it was a collector.

Commissioner Stokes stated that development may lead to traffic using Blue Jay as opposed to trying to turn onto Highway 72.

Will Kellstrom, Watkins, Boyer, Gray, & Curry, PLLC, stated that if the commission had any hesitations or needed additional information, that he would be happy to have the item tabled.

Commissioner Stokes asked if the item were to be denied, would they be able to ask again.

Chairperson Wilhelm stated they would have to wait 6 months.

Commissioner Stokes moved, seconded by Commissioner Arriola, to table the Walk the Dog Land Trust rezoning request from A, Agriculture to C-2, General Commercial.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Recused
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to table passed 6 in favor, 1 recusal.**

#### **Legacy Fields - Rezone**

12690 Shrader Road  
A, Agriculture to PZD, Planned Zoning District

Vice Chairperson Dr. Sherman returned to the dais.

Commissioner Wendel asked if we vote to rezone the property with the understanding that this plan proposal is what will be done with it, or if it is just for the rezoning.

Mr. Stanton discussed the PZD ordinance and what gets approved with the PZD request.

Commissioner Rooney asked if they could still ask for a variance if the PZD is approved.

Mr. Stanton stated that they can still request a variance, but that it would be from the adopted PZD zoning ordinance instead of the city's zoning ordinance.

Commissioner Wilkerson asked if they ever anticipated gas to service the development.

Mr. Murray stated that the developer did not anticipate serving the development with gas.

Mr. Stanton stated that he could not speak for the gas company, but if they needed to run transmission lines, they would need to acquire the easement to do that.

Mr. Murray stated that may be able to be accommodated down Shrader Road if needed.

Commissioner Wendel asked if Mr. Murray could discuss the commercial component again.

Mr. Murray discussed the details of the proposed commercial portion of the PZD and displayed an exhibit of what a future commercial development may look like.

Vice Chairperson Sherman stated her concern was the depth of the commercial lot for potential development.

Chairperson Wilhelm asked if the development would be expanding Lee Town Road.

Mr. Stanton stated that those improvements would be shown through the Large Scale Development.

Commissioner Wilkerson asked about water and sewer service.

Mr. Murray discussed the utility concept for the proposed PZD.

Mike Nida, Pea Ridge Water, stated that since this is a rezoning, they don't have a full plan set to review, but that will come at the Large Scale Development.

Commissioner Rooney asked to discuss the floodplain area.

Mr. Murray discussed the improvements and plans for the floodplain and floodway area. He also discussed the small and large lot portions of the PZD.

Vice Chairperson Sherman asked if the zero-lot line lots were designed to be sold individually.

Mr. Murray stated that they were.

Vice Chairperson Sherman asked about the proposed open spaces and their usability.

Mr. Murray discussed the proposed open and green spaces proposed in the PZD.

Mr. Perry asked if the proposed open space in the PZD would align to the proposed recreational space ordinance that is also on the agenda.

Commissioner Stokes stated that about 5 acres of greenspace would be needed in the PZD to meet the proposed recreational space ordinance and that the proposed PZD would be more than would be required under the proposed ordinance.

Chairperson Wilhelm asked if the utilities would fit in the front with our current standards, minus the gas.

Mr. Murray stated yes.

Commissioner Wilkerson asked about access to the open spaces.

Mr. Murray stated that there would be dedicated access between lots to be able to access those areas.

Commissioner Wendel moved, seconded by Commissioner Rooney to approve the Legacy Fields rezoning request from A, Agriculture to PZD, Planned Zoning District.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Abstain
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Abstain

**The motion to approve passed 5 in favor, 2 abstentions.**



**Text Amendment to Title 14 Zoning, Chapter 14.04 Zoning Ordinance Adopted, Section 14.04.05 District Regulations, Section 4 Commercial and Industrial Uses Permitted**

Mr. Stanton provided an overview of the proposed text amendment and discussed the changed permitted uses and intent statement for the C-1 district.

Vice Chairperson Sherman asked about the agricultural product sales not being in C-2.

Mr. Stanton stated that the agricultural product sales use may allow for a larger format or intensity, such as wholesale agricultural sales.

Commissioner Stokes moved, seconded by Commissioner Wendel, to approve the Text Amendment to Title 14 Zoning, Chapter 14.04 Zoning Ordinance Adopted, Section 14.04.05 District Regulations, Section 4 Commercial and Industrial Uses Permitted.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed 7 in favor.**

**Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards**

Mr. Stanton provided an overview of the ordinance and discussed the recreational space requirements.

Commissioner Wilkerson asked if the ordinance would apply in the PZD district or all districts.

Mr. Stanton stated that PZD districts have built-in flexibility, and that the A, C-1, C-2, and I districts were exempted.

Commissioner Arriola discussed requiring development to put in amenities at the front end.

Commissioner Rooney asked about the maintenance of the recreational space. The commission and staff discussed ensuring areas stay maintained.

Commissioner Wendel moved, seconded by Sherman, to approve Text Amendment to Title 15 Subdivision Regulations, Chapter 15.04 Subdivision Regulations, Section 15.04.06 Improvements and design standards.

Votes:

Chairperson Michael Wilhelm	Yes
Vice Chairperson Dr. Karen Sherman	Yes
Commissioner Carolyn Wendel	Yes
Commissioner Juan Arriola	Yes
Commissioner Sean Rooney	Yes
Commissioner Adam Stokes	Yes
Commissioner Shelia Wilkerson	Yes

**The motion to approve passed 7 in favor.**

9. Adjourn

Chairperson Wilhelm moved to adjourn.

Vice Chairperson Dr. Sherman seconded the motion.

**All in favor.**

**The motion to adjourn passed unanimously.**

**Respectfully submitted by:**

**Approved by:**

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**Keegan Stanton, AICP**  
**Planning Director**

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**Michael Wilhelm**  
**Chairperson**

