

# AGENDA

December 22, 2022  
MEETING DATE

MAUMELLE PLANNING COMMISSION

DEPARTMENT OF PLANNING  
& PERMITS  
550 EDGEWOOD DR.  
[planning@maumelle.org](mailto:planning@maumelle.org)  
501.851.2500



## REGULAR MEETING

CITY HALL - CITY COUNCIL CHAMBERS  
550 EDGEWOOD DR., MAUMELLE AR, 72113

December 22, 2022; 6:30 PM

### CALL TO ORDER

### ANNOUNCEMENTS

Recorded 9 Replats (1 Osage Falls, 8 CCA 24B)  
Chairman Gershner and Commissioner Ramsey Terms end January 31st, 2023  
ATC Tower Co-location (STP-22-13) -- Approved  
Scooters Coffee (STP-22-9) -- Approved

### APPROVAL OF MINUTES

November 17, 2022

### PUBLIC COMMENTS ON NON-AGENDA ITEMS

### OPEN OF PUBLIC HEARING

### OLD BUSINESS

- CUSE-22-5, SUB-22-28 | KRASH Events Enterprises Event Center  
Conditional Use Permit, Preliminary Development, and Preliminary Plat modifications from previously approved project for an event center in PCD Zone located at Maumelle Country Club.  
- **Location:** 99 Club Manor Dr  
- **Applicant Representative:** Roy Andrews, Holloway Engineering
  - Proposed Conditional Use Permit
  - Proposed Preliminary Development Plan
  - Proposed Preliminary Plat
  - Proposed Landscape Plan
  - Proposed Commercial Building Design

### NEW BUSINESS

- SUB-21-8 | Fontainebleau Centre Development Plan Extension Request  
Extension request for the the previously approved Fontainebleau Centre Preliminary Development Plan  
- **Location:** 221 Country Club Pkwy  
- **Applicant Representative:** Roy Andrews, Holloway Engineering
  - Extension Request Preliminary Development Plan
- SUB-22-37 | 5 Guys Industrial Park Preliminary Plat (ETJ)  
Proposed one lot subdivision of 2.44 acres, in the Maumelle ETJ, includes ROW dedication for HWY 365 N and Wilks Road requiring Planning Commission Approval.  
- **Location:** 22606 HIGHWAY 365 N  
- **Applicant Representative:** Jeff Parker, Holloway Engineering
  - Proposed Preliminary Plat
- ANX-22-1, LUSE-22-4, RZE-22-5 | Ascent Development Annexation Package  
Proposed Annexation of 46 acres of land located north of White Oak Crossing and west of Short Marche Rd.,

and assignment of land use (O-S and SUR) and zoning (O-S, FW, and PRD)

- **Location:** 10175 Short Marche Rd/10000 Block White Oak Crossing

- **Applicant Representative:** Eric Holloway, Holloway Engineering

- 1) Proposed Annexation
- 2) Proposed Amendment to Land Use Map
- 3) Proposed Amendment to Zoning Map

4. SUB-22-10 | Cypress Bend Subdivision Phase 1

Proposed resubmission to previously approved Preliminary Development Plan regarding home size and proposed home models

- **Location:** 9000 White Oak Crossing

- **Applicant Representative:** Roy Andrews, Holloway Engineering

- 1) Preliminary Development Plan Resubmission per 94-451(d)(2)

**CLOSE PUBLIC HEARING**

**OTHER BUSINESS**

Adoption of 2023 Planning Commission Meeting Schedule

Election of Officers for 2023 Calendar Year

**CITY COUNCIL LIASON REPORTS:**

December 5, 2022 : Commissioner Wnek

December 19, 2022 : Chairman Gershner

**NEXT MONTH CITY COUNCIL LIAISON'S**

January 3, 2023 : Commissioner Ramsey

January 17, 2023 : Commissioner Johnson

**ADJOURNMENT**



MEETING CANCELLED DUE TO WEATHER MOVED TO JANUARY 26TH, 2023