

PLANNING COMMISSION



February 2, 2026



PLANNING COMMISSION AGENDA
February 2, 2026 @ 6:00 pm

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE OF ALLEGIANCE
4. ROLL CALL
5. APPROVAL OF MINUTES
 - A. Planning Minutes – 01/22/2026
6. PUBLIC FORUM

*Public Forum is intended for public comment and is limited to 2 minutes per turn, 1 turn per speaker for non-agenda items. If there are any items on the agenda that specifically pertain to surrounding residents, they may be heard for the above specified time.
7. OLD BUSINESS

None
8. NEW BUSINESS
 - A. Community by Design – Brian Teague – Public Hearing – Conditional Use Permit for a Duplex, Triplex, and Fourplex in a C-3 Zone – 311 Jackson PI – Parcel #12-000042-000 & Parcel #12-00583-000
 - B. Matt Phillips – Public Hearing – Conditional Use Permit – to temporarily use the property as is while in the process of a Large-Scale Development plan– 405 S Bloomington St – Parcel #12-00279-001
9. PLANNING STAFF ITEMS
 - A. Next PC Meeting 02/19/2026
10. DISCUSSIONS
 - A. None
11. COMMITTEE REPORTS
 - A. None
12. ADJOURN

Call to Order: Commissioner Darrin Brock called the Planning Commission Meeting to order at 6:05pm. An attendance sheet was included for visitors.

Roll Call: Board Members present: Frank Mocivnik, Tony Kaczoroski, Darrin Brock, Chase Henrichs, and Tim Cox. Brian Clark was absent. We had quorum.

Approval of Minutes:

Motion to approve Minutes of 01/05/26 as written.

Motion: Commissioner Cox

Second: Commissioner Kaczoroski

Vote Aye: Mocivnik, Kaczoroski, Brock, Henrichs, Cox

Vote Nay: None

Motion to approve Minutes of 01/05/26 were approved.

Public Forum: Open: 6:06pm Close: 6:06pm

Old Business: None

New Business:

A – 2026 Planning Commission Bylaws

Bylaws were reviewed and two changes were recommended: Page 5, Invocation and Roll Call were changed to their proper order.

Motion to approve 2026 Planning Commission Bylaws with changes.

Motion: Commissioner Henrichs

Second: Commissioner Cox

Vote Aye: Kaczoroski, Mocivnik, Henrichs, Brock, Cox

Vote Nay: None

Motion to approve 2026 Planning Commission Bylaws approved with changes.

B – 2026 Election of Planning Commission Chairman.

Darrin Brock was nominated and voted in as Chairman.

Motion to approve Darrin Brock as 2026 Planning Commission Chairman.

Motion: Commissioner Cox

Second: Commissioner Henrichs

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to approve Darrin Brock as 2026 Planning Commission Chairman approved.

C – 2026 Election of Planning Commission Co-Chairman.

Chase Henrichs was nominated and voted in as Co-Chairman.

Motion to approve Chase Henrichs as 2026 Planning Commission Co-Chairman.

Motion: Commissioner Cox

Second: Commissioner Kaczoroski

Voice Vote Aye: Unanimous

Voice Vote Nay: None

Motion to approve Chase Henrichs as 2026 Planning Commission Co-Chairman approved.

D – Chestnut Farms – Final Plat – S Old Wire Road/Hwy 265 – Parcels 12-00618-051, 12-00618-050, 12-00265-051

Victor Awopetu, Crafton Tull, requested approval of the Final Plat.

Motion to approve Chestnut Farms – Final Plat.

Motion: Commissioner Henrichs

Second: Commissioner Kaczoroski

Vote Aye: Kaczoroski, Mocivnik, Henrichs, Brock, Cox

Vote Nay: None

Motion to approve Chestnut Farms – Final Plat approved.

E – 189 Empire, LLC – Large Scale Development – 189 Empire St – Parcel 12-02949-001

Josh Haley, ESI, presented a large scale development for approval.

Motion to approve 189 Empire, LLC – Large Scale Development.

Motion: Commissioner Henrichs

Second: Commissioner Kaczoroski

Vote Aye: Kaczoroski, Mocivnik, Henrichs, Brock, Cox

Vote Nay: None

Motion to approve 189 Empire, LLC – Large Scale Development approved.

F – Beran Multi-Use Ph 3 – Large Scale Development – 622A-622D N Bloomington St – Parcel 12-00171-000.

Damon Stone, Crafton Tull, presented a large scale development, third phase. Per conditional use permit, the front of the 200' of the property along N Bloomington (Phase 3) has to remain as commercial/retail use.

Motion to approve Beran Multi-Use Ph 3 – Large Scale Development.

Motion: Commissioner Kaczoroski

Second: Commissioner Cox

Vote Aye: Kaczoroski, Mocivnik, Henrichs, Brock, Cox

Vote Nay: None

Motion to approve Beran Multi-Use Ph 3 – Large Scale Development approved.

Planning Staff Items: Next PC Meeting 02/02/26

Discussions: None

Committee Reports: None

Adjourn: Motion to adjourn made by Commissioner Cox and second by Commissioner Kaczoroski. All were in favor. Meeting adjourned at 6:14pm.

ATTEST:

APPROVED:

Elizabeth Estes, City Clerk

Darrin Brock, Chairman

LOWELL PLANNING COMMISSION

BYLAWS

ARTICLE I. PURPOSE

The purpose of this document is to outline rules and regulations for the conduct of business of the Lowell Planning Commission. The policies and procedures as outlined in this document will become, upon their adoption, the rules regulating the Lowell Planning Commission.

ARTICLE II. MEMBERSHIP

SECTION 1. Members

The Commission shall consist of seven (7) members.

SECTION 2. Qualifications

All Planning Commissioners shall be residents of the City of Lowell.

SECTION 3. Vacancies

When a vacancy occurs, a replacement Planning Commissioner shall be appointed by the Mayor and confirmed by the City Council.

Ideally, the Mayor and Planning Commission Chair should interview prospective candidates together.

SECTION 4. Terms of Office

The term for each Planning Commission seat shall be for three (3) years. At the end of a term, re-appointment can occur for consecutive terms. Planning Commissioner shall remain on the Commission until a replacement appointment and confirmation occurs.

If any member of the Planning Commission shall miss five meetings of the Commission within a consecutive 12-month period, the remainder of the Commission may recommend to the City Council that he/she be removed from his/her position and that the position is declared vacant.

SECTION 5. Officers

The Lowell Planning Commission shall elect a Chair, Vice-Chair and any such other officers as may be determined by the Commission. These officers shall be elected annually by and from the Commission at a regular meeting in the month of January. Each officer shall hold office for a term of one year or until his/her successor shall have been elected and duly qualified. The officers may succeed themselves.

The Commission reserves the right to appoint a person other than a committee member to serve as secretary. A staff member of the City may be appointed to fulfill the duties of the Secretary.

SECTION 6. Duties of Officers

The Chair shall preside at all meetings and public hearings of the Planning Commission; he/she shall decide all points of order or procedure, and shall certify plans

and transmit reports and recommendations of the Planning Commission. The Chair may approve the Planning Commission final agenda prior to distribution to the Commission and the Public.

The Vice-Chair shall assume the duties of the Chair in his/her absence.

The City Clerk shall keep the Minutes of the meetings of the Planning Commission, shall send out notice of regular meetings of the Planning Commission in advance of the meetings, shall give notice of special meetings, shall carry on routine correspondence and shall maintain the files of the Commission.

ARTICLE III. MEETINGS

SECTION 1. Place

All meetings of the Lowell Planning Commission shall be held at the Lowell City Council Chambers, located at 216 North Lincoln Street, unless otherwise designated by notice to the members of the Commission and the public.

SECTION 2. Scheduled Meetings

Regular meetings of the Lowell Planning Commission shall be held on the first and third Monday of each month at 6:00 p.m. Notification of the Commission members and the press shall be the responsibility of the Planning Department.

SECTION 3. Special Meetings

Special meetings may be called by the Chair or by three (3) members of the Planning Commission. It shall be the duty of the City Clerk or her designee to cause notice of the meeting and purpose, to be given by whatever means the Chair or members calling the meeting might direct. The Chair or members calling the meeting shall fix the time and place of the meeting.

A special meeting of the Commission shall be binding upon the Commission. Such work is to be limited to the purpose for which the special meeting was called.

SECTION 4. Quorum

A quorum shall consist of four members.

SECTION 5. Procedures

All plans, reports, recommendations and motions of the Planning Commission must be approved by at least four members of the Commission.

Any member of the Commission having a direct financial or property interest in any parcel of property for which action is called for by application to the Commission is herein prohibited from voting on such matter, and shall be required to abstain. Should a question of conflict be raised, a determination shall be made by a quorum vote.

No change shall be made to the Bylaws of the Planning Commission without the affirmative vote of four members of the Commission. All meetings shall be conducted in accordance with "Robert's Rule of Order". The order of business at all regular meetings shall be as follows:

- (a) Call to Order;

- (b) Invocation (omit if recited during Board of Zoning Adjustment meeting);
- (c) Pledge of Allegiance (omit if recited during Board of Zoning Adjustment meeting);
- (d) Roll Call;
- (e) Minutes;
- (f) Public Forum (* Public Forum is intended for Public Comment and is limited to 2 minutes per turn, 1 turn per speaker for non-agenda items. If there are any items on the agenda that specifically pertain to surrounding residents they may be heard for the above-specified time.);
- (g) Consent Agenda Items
- (h) Old Business
- (i) New Business (* If there are any items on the agenda that specifically pertain to surrounding residents they may be heard for the above-specified time 2 minutes per turn for a total of 2 turns after the applicants presentation and before Commissioners begin their discussion.);
- (j) Planning Staff Items;
- (k) Presentations and Discussions;
- (l) Committee Reports; and
- (m) Adjourn

All meetings of the Planning Commission shall be open to the public. Limited time for comments by the public may be allowed according to the agenda.

ARTICLE IV. COMMITTEES

The Planning Commission may establish such committees, as it deems advisable and assign to each committee specific duties or functions.

The Chair shall designate the members of each committee and shall name the Chair of each committee. The Chair shall fill vacancies on committees as such vacancies occur.

No member of the Planning Commission shall be required to serve on more than two committees concurrently.

ARTICLE V. RECORDS

The files of all studies, plans, reports and recommendation made by the Planning Commission in the discharge of its duties and responsibilities shall be maintained in the City Administration Building.

All records of the Planning Commission shall be public.

PASSED AND APPROVED THIS 22nd DAY OF January, 2026

Commission Chair

City Clerk

Community by Design
Brian Teague
311 Jackson Pl
Conditional Use Permit
(Public Hearing)

Planning Commission Staff Report

TO: Lowell Planning Commission Members
FROM: Karen Davis, Planning & Community Development Director
PC DATE: February 2, 2026

CONDITIONAL USE PERMIT REQUEST: 311 JACKSON ST

GENERAL INFORMATION:

Applicant: Community By Design, Brian Teague

Contingent upon: None

Representative: Same

Waiver Requests: None

Requested Action: Conditional Use Permit for duplex, triplex and fourplex residential structures in a C-3 zone

Advertised in Democrat Gazette: January 18, 2026

- Notice of public hearing placed on website
- Sign advising of public hearing placed on property

Location: 311 Jackson St

Existing Zoning: Central Commercial (C-3)

Existing Land Use: Vacant Lot

Future Land Use Plan: Central Commercial (C-3)

CONDITIONS OF APPROVAL:

- I. None.

SURROUNDING LAND USES & ZONING:

Direction	Zoning	Land Use
North	R-2 Intermediate Neighborhood	Single-Family
South	C-3 Central Commercial	Vacant Lot
East	C-3 Central Commercial	Single-Family
West	C-2 Urban Thoroughfare Commercial	Single-Family

Connecting Streets:

North- None

South- None

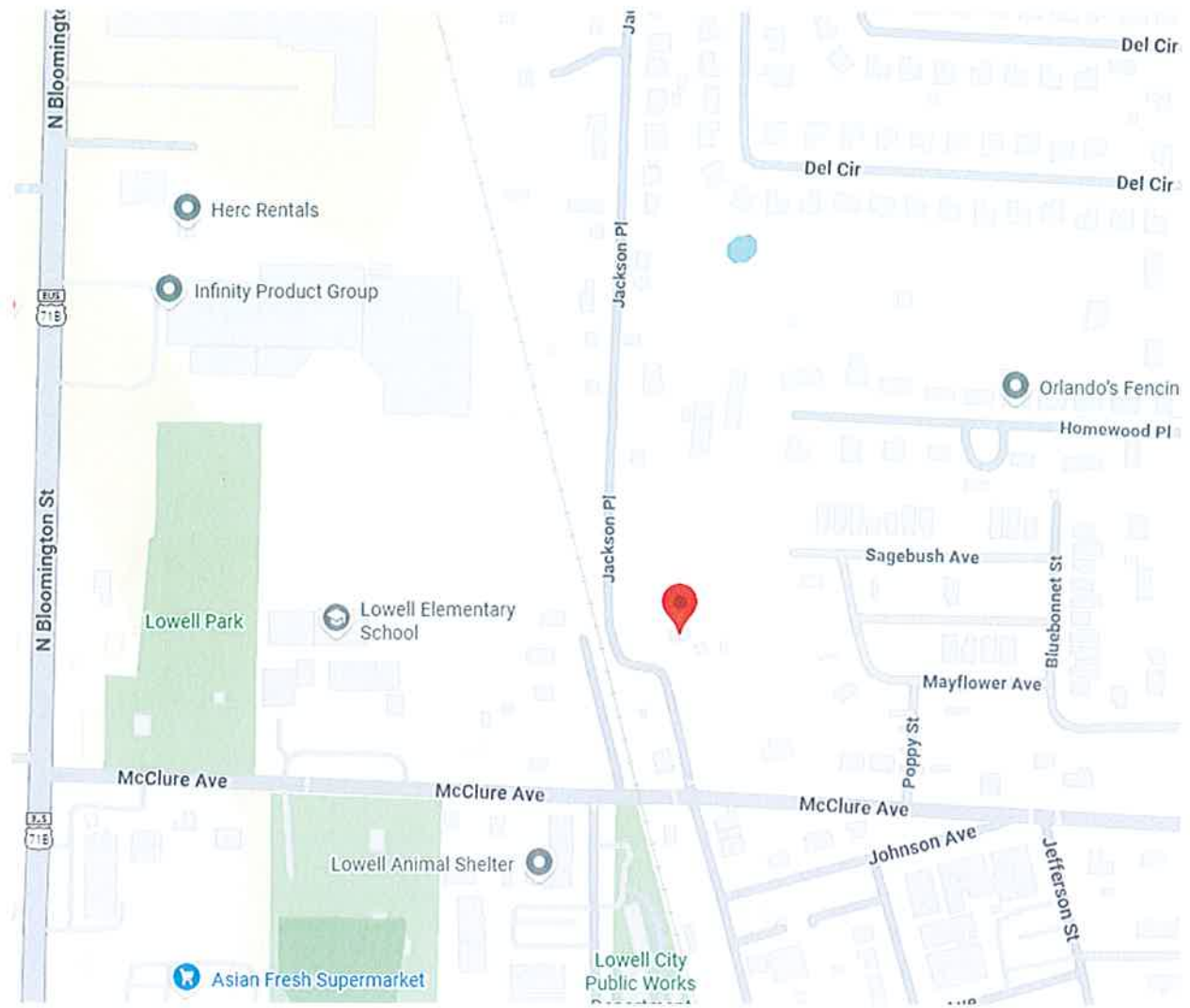
East - None

West - Jackson St

FINDINGS:

The applicant requests a conditional use permit to construct duplex, triplex and fourplex residential Structures in a C-3 zone.

This district is designated for high-intensity, mixed-use, spatially compact development that accommodates commercial, office, governmental, and related uses, including urban neighborhood residential development. The intent is to encourage development that respects and preserves the historic heritage of Lowell and creates walkable, livable communities that support a flexible and dynamic range of uses, including public amenities and attractions as well as a mix of housing types in conjunction with commercial enterprises.



N Bloomington St

N Bloomington St

9.1
7.15

Herc Rentals

Infinity Product Group

Lowell Park

Lowell Elementary School

McClure Ave

McClure Ave

McClure Ave

Lowell Animal Shelter

Asian Fresh Supermarket

Lowell City Public Works

Jackson Pl

Jackson Pl

Del Cir

Del Cir

Del Cir

Orlando's Fencing

Homewood Pl

Sagebush Ave

Bluebonnet St

Mayflower Ave

Poppy St

Johnson Ave

Jefferson St



December 31st, 2025
Via Email:

Ms. Lisa Groeper
Planning Coordinator
City of Lowell
216 N. Lincoln Street
Lowell, Arkansas 72745

RE: 311 Jackson Place – Use on Appeal Permit Application and Project Description - Submittal Package

Ms. Groeper,

As a representative of Mark Foster, owner of Benton County Parcels 12-00042-000 and 12-00583-000, please find the attached use on appeal permit application for the development of residential dwellings on the 2 properties. The 2 parcels are zoned C-3 and the request is to allow the construction of buildings containing 2, 3, and 4 residential dwellings per building. The application includes the following supporting documents attached to this letter:

- One (1) pdf copy of a written submittal letter describing the project
- One (1) pdf copy the completed use on appeal permit application
- One (1) pdf copy the property survey
- One (1) pdf copy of a annotated master plan (11"x17" and 8.5"x11")
- One (1) pdf copy of a engineered site plan (22"x34" and 8.5"x11")
- One (1) pdf copy of architectural site perspectives (22"x34")
- One (1) pdf copy of preliminary floor plans and elevations for each proposed building (22"x34")
- One (1) pdf copy each of the site plan and vicinity map on 8.5"x11"

General - The property at 311 Jackson Place is located immediately north of the Lowell Historical Museum and east of the Railroad. It is within a 5 minute walk (1/4 mile) of shopping and retail destinations next to Downtown Lowell and Highway 71B. The Lowell Elementary School and Lowell Park is also within walking distance. The property is not located in a place that is well suited for retail destinations, but it is well situated for residential dwellings in an urban and walk able form. The master plan proposed includes buildings containing 2,3, and 4 family attached residential dwellings arranged in an urban block form that include front doors leading to porches or stoops that articulate public spaces lined with sidewalks. The back or side door of most proposed dwellings open onto semi-private courtyard spaces. The public spaces generally consist of streets, driveways, or pedestrian ways, lined with parallel parking, trees, vegetation, and sidewalks. The parallel parking and aligned rows of trees that are included will calm traffic, making the space safer and more walk able and usable for pedestrians. The front porches and stoops will also provide safety with "eyes on the streets" concepts. Interior to the blocks of houses and screened from the public ways are more private parking courts.

Fire, Solid Waste, Vehicular Access and Parking – Fire, solid waste, and vehicular access is proposed along Jackson Place and a new looped private drive. Jackson Place and the new looped private drive will maintain a minimum clear width of 20' to meet requirements for fire and solid waste access. 28.5' effective turning radii have been provided to accommodate turning movements of the service vehicles. Fire and solid waste can also access the drive aisles of the interior block parking courts if necessary. All buildings are proposed to be 2 stories and measure approximately 20' from the ground to the eave. 77 "off-street" parking spaces are proposed along the private drives and in the parking courts while 16 "on-street" parking spaces are proposed along Jackson Place.

December 31, 2025

Architectural Floor Plans and Elevations – A combination of 1 and 2 bedroom dwellings are proposed. The 1 bedroom dwellings range in size from 570-696 heated and cooled square feet while the 2 bedrooms dwellings range in size from 970-1,214 heated and cooled square feet each. Each dwelling is designed to articulate public spaces with front doors or stoops, windows, and living areas while more private courtyard spaces are articulated with living areas as well in the hopes of promoting more outdoor living. The houses have been designed using massing and detailing that is characteristic of a more urban traditional Ozark vernacular farmhouse. Elevation variation is provided focusing on roof structure massing or projected gables, window and door placement, window trim detailing, porch column and beam detailing, brick color, and roof shingle color.

Compatibility -

The proposal is compatible with adjacent properties and the neighborhood primarily by maintaining a house type that is similar in size to the existing houses in the area. By incorporating Ozark farmhouse vernacular architecture into the house designs, the proposal adds to the formerly rural character of this neighborhood.

Traffic Impact -

The proposal utilizes 2 curb cuts onto Jackson Place with access to the collector, McClure Avenue, approximately 400 feet away. Vehicular traffic will increase slightly on Jackson Place for a short stretch leading to McClure. However, traffic counts along Jackson Place will still be well within maximums recommended for the local street. Proximity to everyday shopping, schools, and parks are within walking distance (1/4 mile), this will encourage some to walk in-lieu of driving. A 3-way stop is proposed for the first curb cut along Jackson Place. The 3-way stop will calm traffic, increase safety, and eliminate the existing reverse curves that do not meet traffic standards.

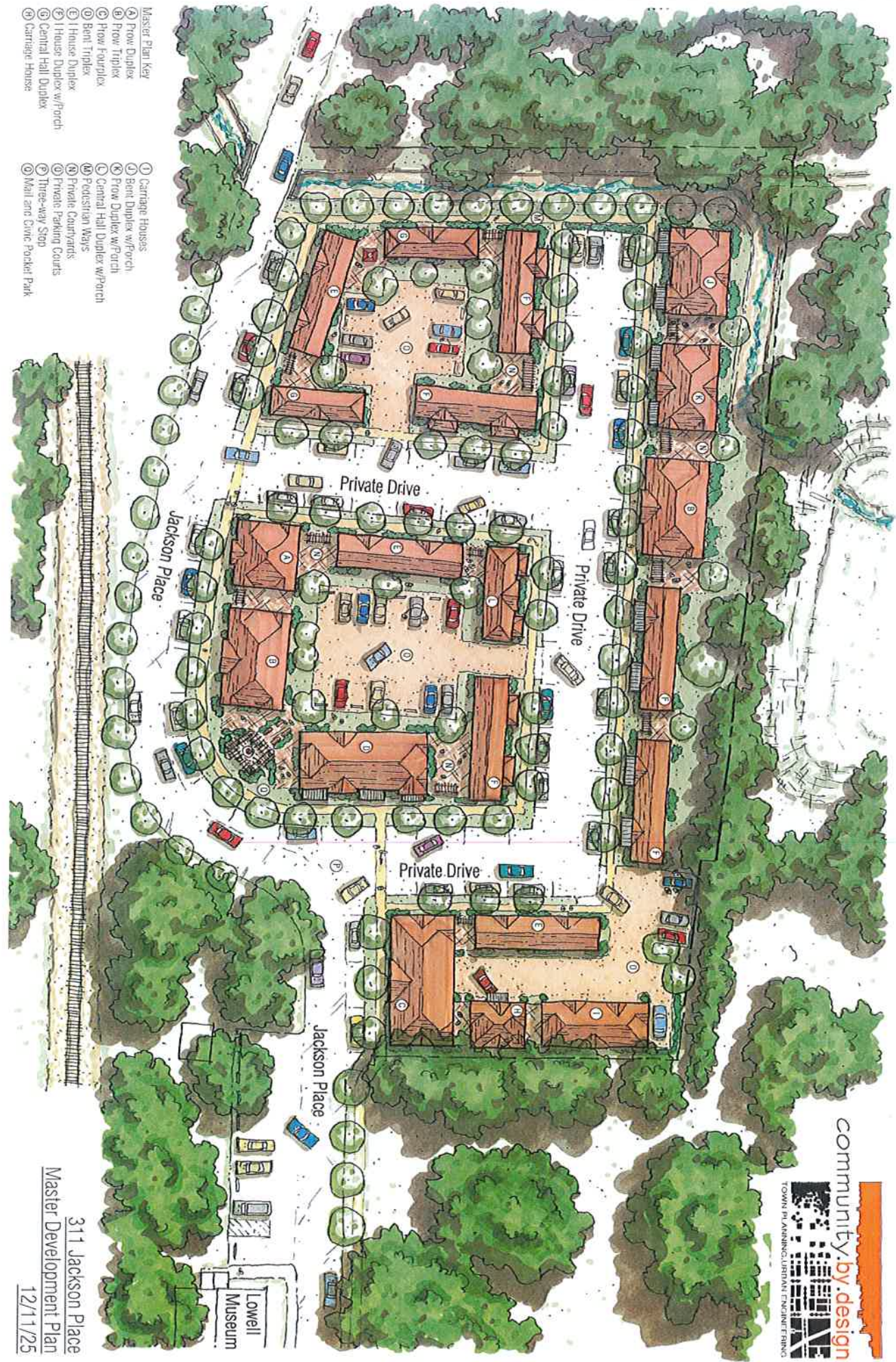
We are currently preparing a Large Scale Development for the project and have been working Springdale Water Utilities analyzing sanitary sewer and drinking water availability for the project.

Thank you for your consideration of this request. Please let me know if you have any questions or if you need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Brian Teague". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

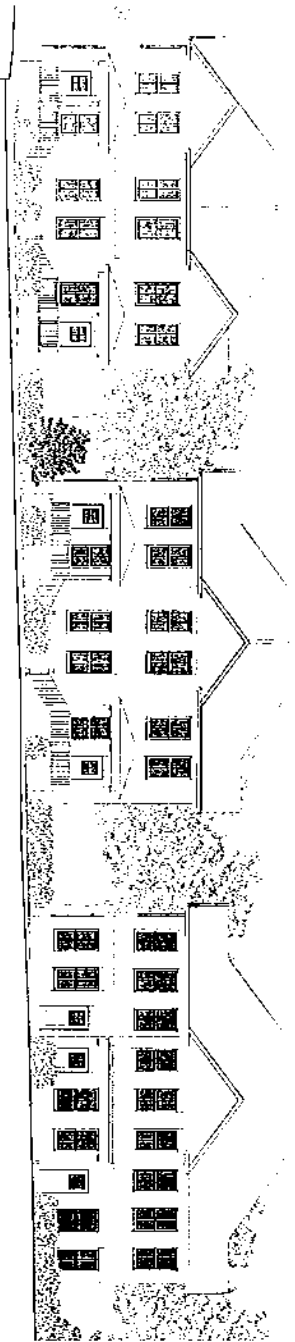
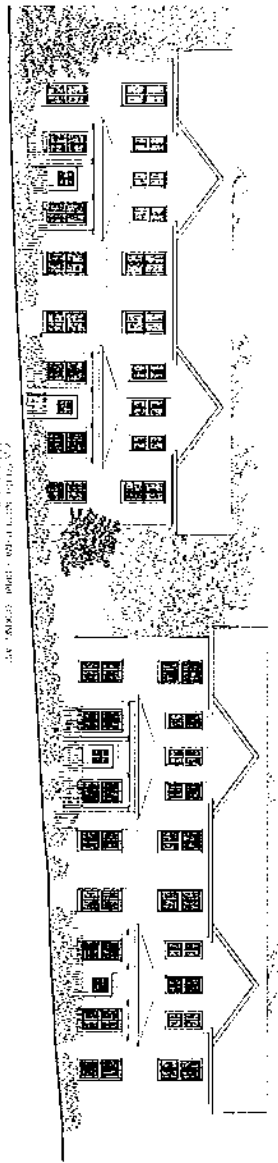
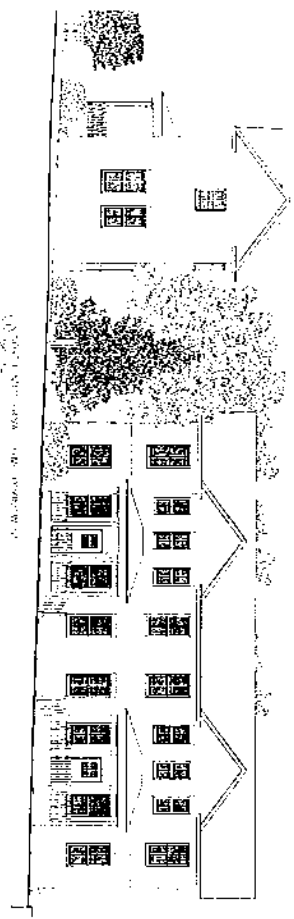
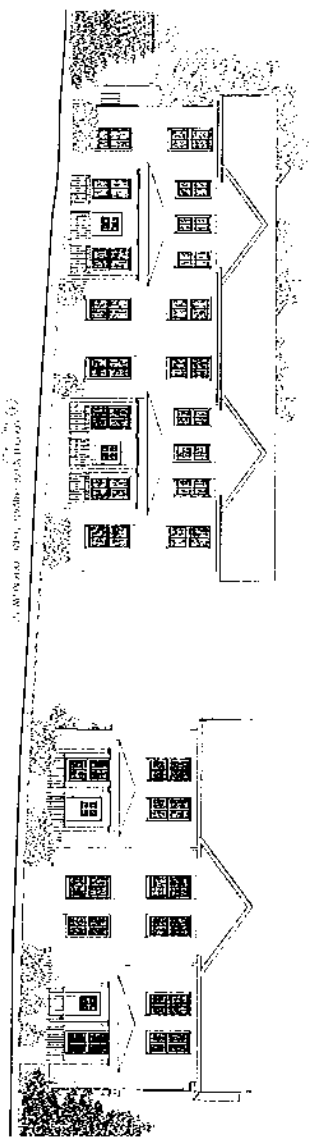
Brian Teague, P.E.
Director of Design
Community By Design



- Master Plan Key
- ① Carriage Houses
 - ② Bent Duplex w/Porch
 - ③ Bent Duplex w/Porch
 - ④ Bent Duplex w/Porch
 - ⑤ Bent Triplex
 - ⑥ Bent Triplex
 - ⑦ Bent Triplex
 - ⑧ House Duplex
 - ⑨ House Duplex w/Porch
 - ⑩ Central Hall Duplex
 - ⑪ Carriage House

- ⑫ Carriage Houses
- ⑬ Bent Duplex w/Porch
- ⑭ Bent Duplex w/Porch
- ⑮ Central Hall Duplex w/Porch
- ⑯ Pedestrian Ways
- ⑰ Private Courtyards
- ⑱ Private Parking Courts
- ⑲ Three-way Stop
- ⑳ Mail and Civic Pocket Park

311 Jackson Place
 Master Development Plan
 12/11/25



SHEET A0.3

REVISIONS

ICSDUED FOR
REVIEW
DATE: 10/12/2011
BY: [Signature]

311 JACKSON PL.
SITE PERSPECTIVES

REVISION: 0





REVISION: 0

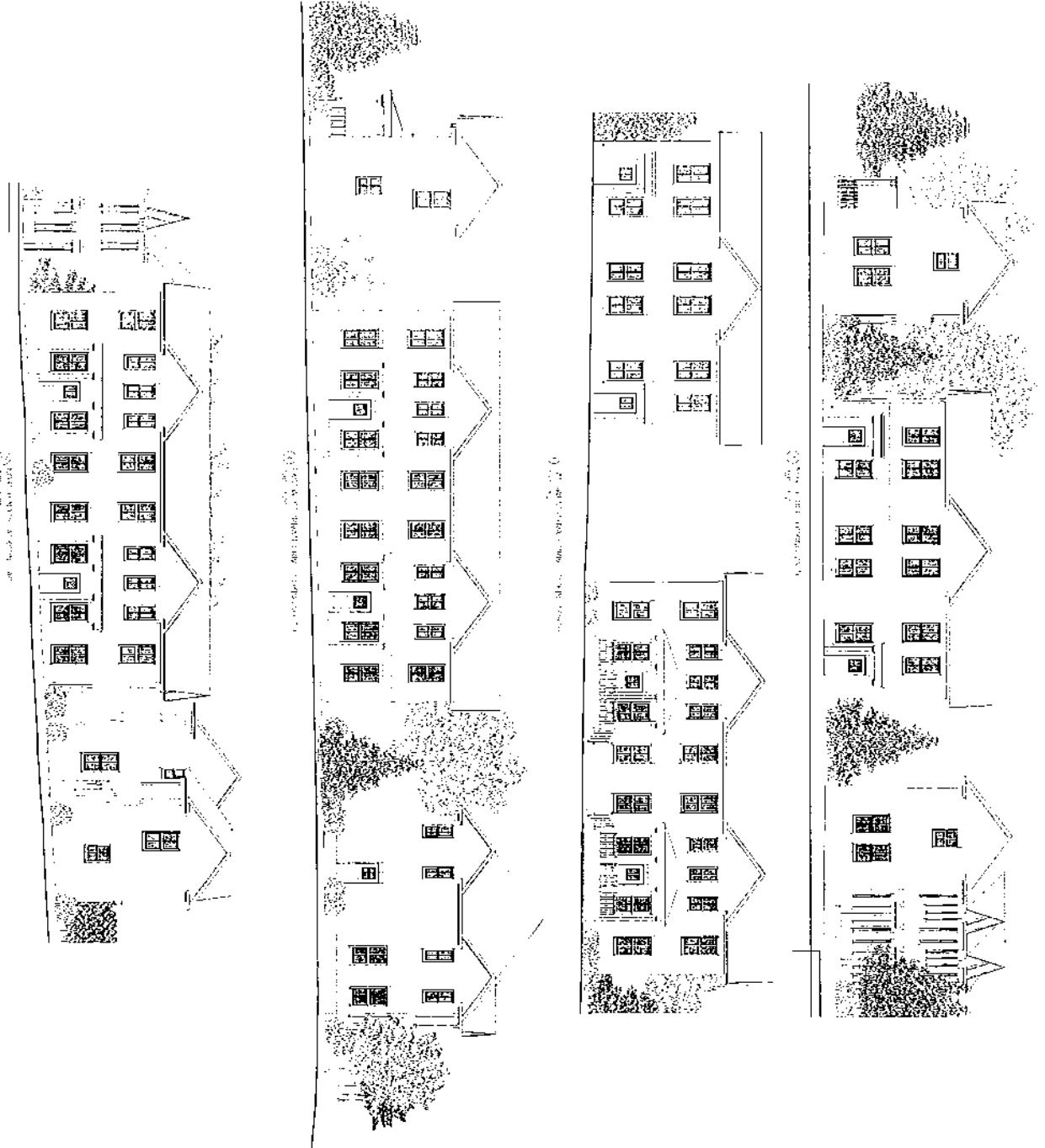
311 JACKSON PL.
SITE PERSPECTIVES

ISSUED FOR
REVIEW

DATE: 01/14/20
DRAWN: JAD
BY: 02/26/20

311 JACKSON PL.

SHEET NO. 2





REVISION: 0

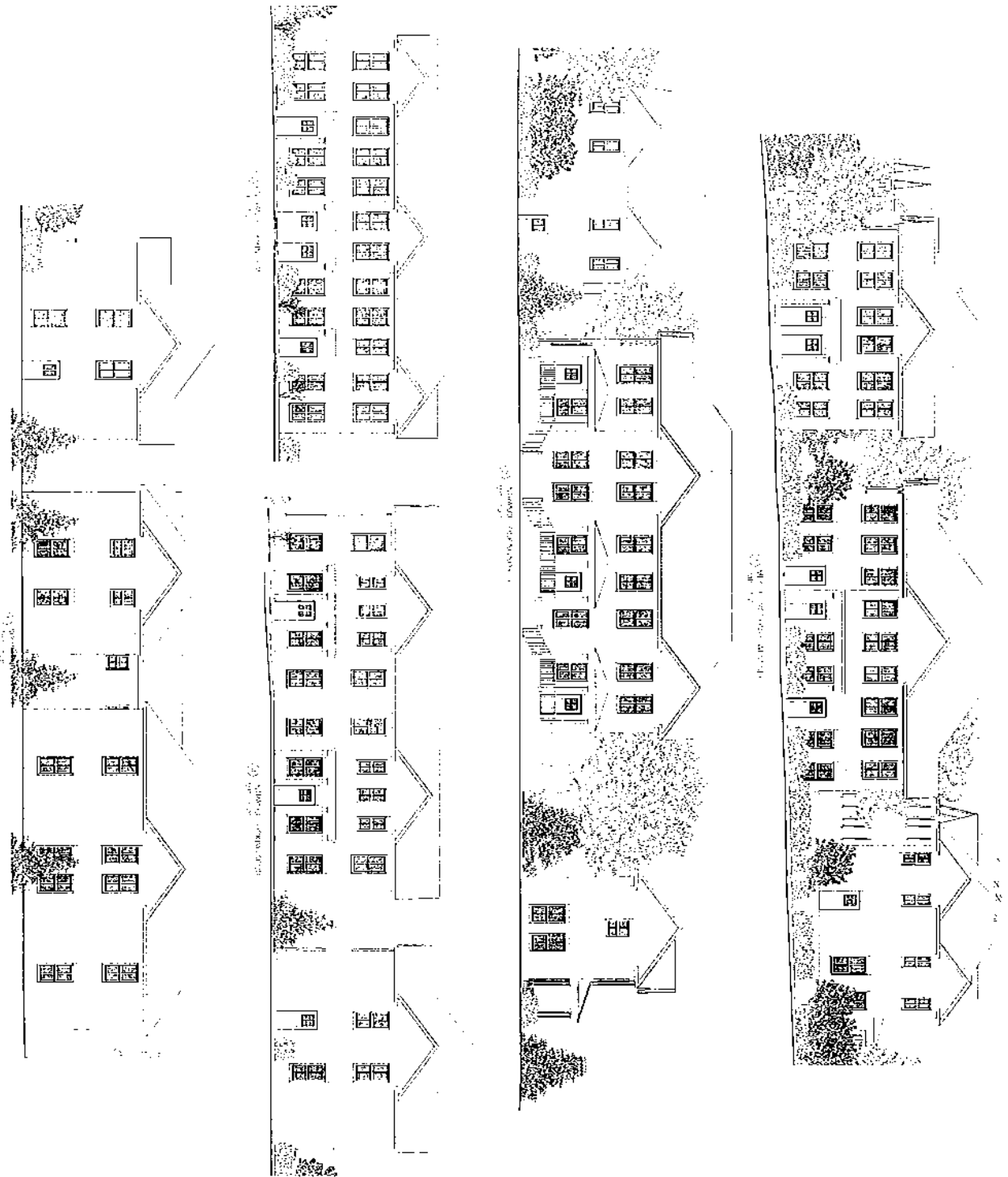
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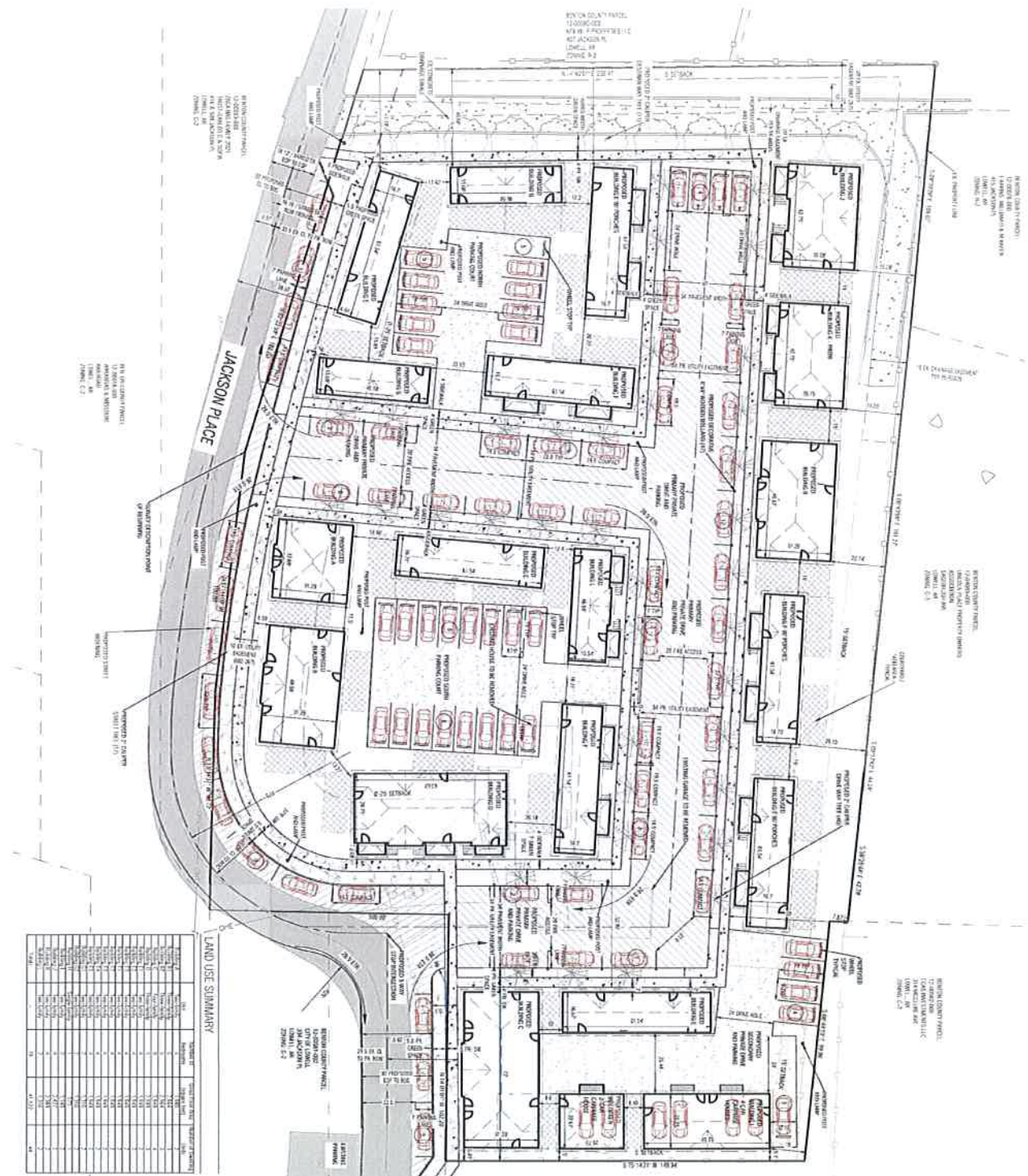
DESIGNED FOR
REVIEW

DATE: 08/11/15
DRAWN BY: [Name]
SCALE: 1/8" = 1'-0"

SITE ELEVATIONS

3/11/15





LAND USE SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	PROPOSED CONCRETE DRIVEWAY	1,200	0.15
2	PROPOSED ASPHALT DRIVEWAY	1,200	0.15
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PARKING SUMMARY

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	PROPOSED CONCRETE DRIVEWAY	1,200	0.15
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48	PROPOSED ASPHALT DRIVEWAY	1,200	0.15
49	PROPOSED ASPHALT DRIVEWAY	1,200	0.15
50	PROPOSED ASPHALT DRIVEWAY	1,200	0.15

LEGEND

EXISTING: ...

PROPOSED: ...

... (various symbols and line styles)

BOUNDARY DESCRIPTION

... (text describing the boundary lines and adjacent properties)

ZONING CLASSIFICATION AND PROPOSED USE

... (text describing the zoning classification and proposed use)

REPRESENTATIVE INFORMATION

... (text providing representative information)

FLOOD CERTIFICATION

... (text providing flood certification information)

ON-SITE SOIL TYPES

... (text providing on-site soil type information)

PROPERTY LOCATION / ADDRESS

311 JACKSON PL.
BENTON COUNTY, ARKANSAS

OWNER / DEVELOPER INFORMATION

... (text providing owner/developer information)

COMMUNITY ADV DESIGN

... (text providing community design information)

ISSUED FOR REVIEW

... (text providing issued for review information)

SCALE

1" = 20'

SITE PLAN

... (text providing site plan information)

SHEET 2

311 JACKSON PL.
ENTITLEMENT
DEVELOPMENT
PLANS

LOWELL
BENTON COUNTY,
ARKANSAS

ISSUED FOR REVIEW

COMMUNITY ADV DESIGN

ARIZONA REGISTERED PROFESSIONAL ENGINEER

REVISION 0

CERTIFICATE OF AUTHORIZATION

ARIZONA REGISTERED PROFESSIONAL ENGINEER

Matt Phillips
405 S Bloomington St.
Conditional Use Permit
(Public Hearing)

Planning Commission Staff Report

TO: Lowell Planning Commission Members
FROM: Karen Davis, Planning & Community Development Director
PC DATE: February 2, 2026

CONDITIONAL USE PERMIT REQUEST: 405 S Bloomington St

GENERAL INFORMATION:

Applicant: Matt Phillips

Contingent upon: None

Representative: Swope Consulting

Waiver Requests: None

Requested Action: Conditional Use Permit to occupy a nonconforming property while in the process of a large scale development plan

Advertised in Democrat Gazette: January 18, 2026

- Notice of public hearing placed on website
- Sign advising of public hearing placed on property

Location: 405 S Bloomington St

Existing Zoning: Urban Thoroughfare Commercial (C-2)

Existing Land Use: Food Court / Gratsy Fulfillment Center

Future Land Use Plan: Urban Thoroughfare Commercial (C-2)

CONDITIONS OF APPROVAL:

- I. None.

SURROUNDING LAND USES & ZONING:

Direction	Zoning	Land Use
North	C-2 Urban Thoroughfare Commercial	Cawood Trucking
South	C-2 Urban Thoroughfare Commercial	FedEx Trucking
East	C-2 Urban Thoroughfare Commercial	Rockhouse Industries
West	C-2 Urban Thoroughfare Commercial	Clayton Mobile Homes

Connecting Streets:

North- None

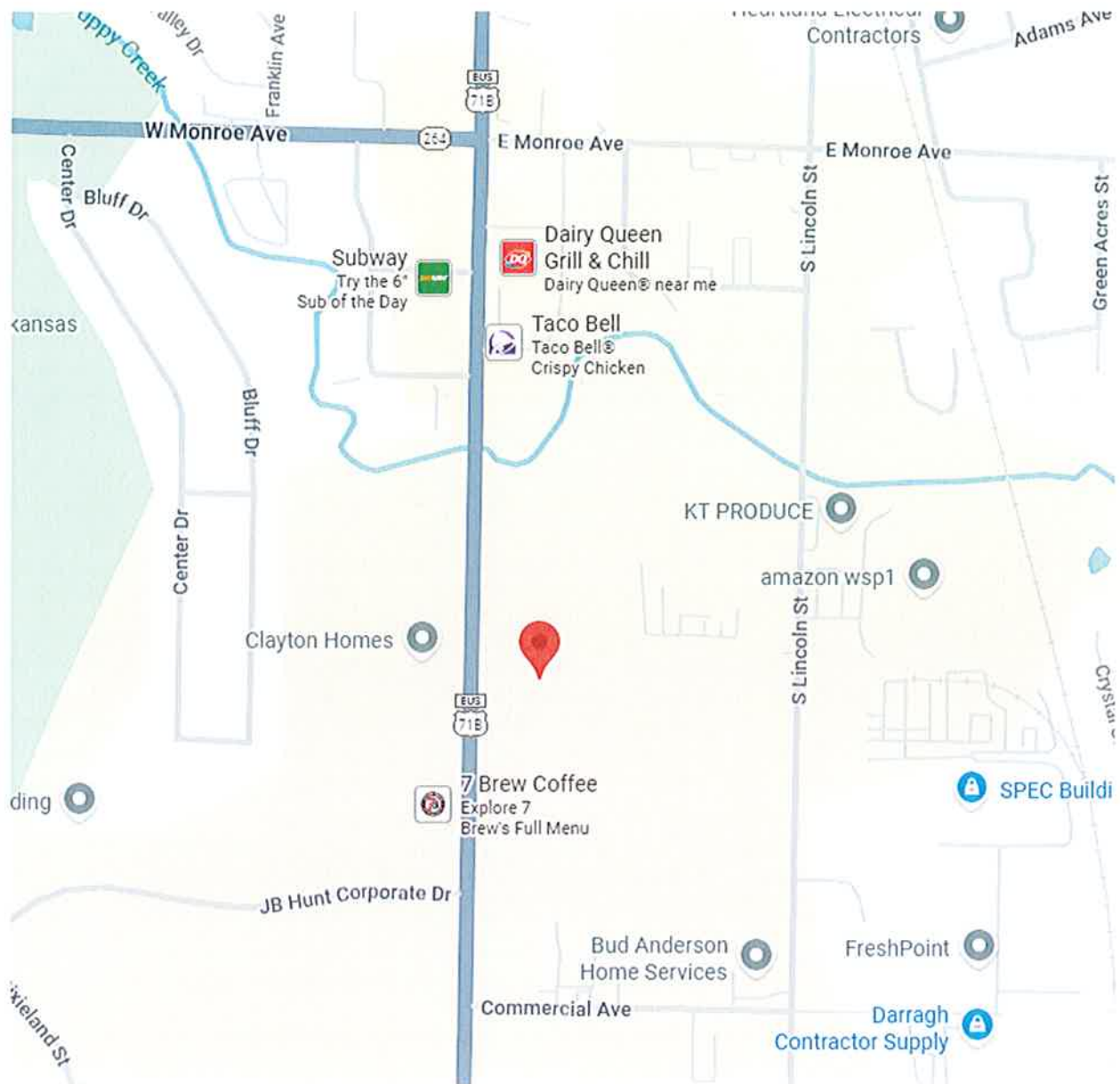
South- None

East – None

West – S Bloomington St

FINDINGS:

The applicant requests a conditional use permit to occupy a building prior to redevelopment of the property. The property currently does not meet city code and the change of use prompts the need to update the property to meet current code.



Happy Creek

W Monroe Ave

US 71B

E Monroe Ave

Contractors

Adams Ave

Center Dr

Bluff Dr

Franklin Ave

Subway
Try the 6"
Sub of the Day

Dairy Queen
Grill & Chill
Dairy Queen® near me

Taco Bell
Taco Bell®
Crispy Chicken

S Lincoln St

E Monroe Ave

Green Acres St

Kansas

Center Dr

Bluff Dr

Clayton Homes

KT PRODUCE

amazon wsp1

ding

7 Brew Coffee
Explore 7
Brew's Full Menu

SPEC Buildi

JB Hunt Corporate Dr

Bud Anderson
Home Services

FreshPoint

ixieland St

Commercial Ave

Darragh
Contractor Supply



January 9th, 2026

City of Lowell
Attn: Karen Davis
216 N Lincoln St
Lowell, AR 72745

**RE: Auto Appearance Group – 405 S Bloomington
Conditional Use Permit**

We are requesting a conditional use permit for a year to occupy the building located at 405 S Bloomington St while we work through the large scale process. The current facility is used as a fulfillment center. This new business will be an auto body repair and paint facility.

Because the use is changing, we're aware that the site must be brought up to code. The new owner is happy to comply but needs time for that review process and construction.

Please allow Auto Appearance Group the right to use this facility as is for 1-year.

Sincerely,

Phil Swope, PE
Project Engineer



A PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERABLE FROM THE SW CORNER OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

2. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

3. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

5. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

6. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

7. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

8. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

9. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

10. A DISTANCE OF 329.23 FEET TO A POINT ON THE EAST LINE OF THE QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 3 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SURVEY DESCRIPTION

- SURVEYORS CERTIFICATION**
1. IN PROVIDING THIS SURVEY, NO ATTORNEY HAS BEEN MADE TO SHOW DATA CONCERNING SET, DEPTH, CONDITION, OR CAPACITY OF UNDERGROUND UTILITIES EXISTING ON SITE, ONLY VISIBLE UTILITIES AND LINES MARKED BY THE APPROPRIATE UTILITY PROVIDER HAVE BEEN LOCATED ON THIS SURVEY.
 2. NO ADJACENT TITLE RECORD OR RECORDS OF THE PUBLIC RECORDS HAVE BEEN REFERENCED TO THE BEST OF OUR KNOWLEDGE AND BELIEF, AND WE HAVE BEEN ADVISED BY THE OWNER THAT THERE ARE NO OTHER DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.
 3. NO ADDITIONAL INVESTIGATION OR INDEPENDENT SEARCH BY SPOPE ENGINEERING HAS BEEN MADE FOR EASEMENTS ACQUIRED AND CURRENT TITLE SEARCH MAY DISCLOSE OTHER EASEMENTS ON ANY OTHER PARTS THAN IN THIS SURVEY IS VALID ONLY IF THE PLANNING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
 4. THIS SURVEY IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.
 5. THE DISTANCES SHOWN HEREON ARE THE LIMITS OF GROUND MEASUREMENT.
 6. THE DISTANCES SHOWN HEREON ARE THE LIMITS OF GROUND MEASUREMENT.
 7. THIS SURVEY IS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.
 8. THE DISTANCES SHOWN HEREON ARE THE LIMITS OF GROUND MEASUREMENT.
 9. FIELD WORK WAS COMPLETED IN 2023.
 10. THIS SURVEY WAS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.
 11. THIS SURVEY WAS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.
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 19. THIS SURVEY WAS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.
 20. THIS SURVEY WAS MADE TO COMPLY WITH THE REQUIREMENTS OF THE ARKANSAS SURVEYING ACT AND THE ARKANSAS SURVEYING BOARD.

