

## Legislation Details (With Text)

**File #:** 2021-4299      **Name:**  
**Type:** Public Hearing - Sworn      **Status:** Withdrawn  
**File created:** 8/5/2021      **In control:** City Council - Regular Session  
**On agenda:** 10/5/2021      **Final action:** 9/15/2021  
**Title:** Public Hearing: Application #PL2021-203 - Preliminary Development Plan and Application #PL2021-204 - Special Use Permit for automobile sales - America's Car-Mart, 1150 SE Blue Parkway; America's Car-Mart, applicant.  
 (NOTE: APPLICATION PULLED BY APPLICANT)

**Sponsors:** Planning and Special Projects

**Indexes:**

**Code sections:**

**Attachments:** 1. Car-Mart Memo for Continuance.docx0, 2. PC Meeting Minutes 8-12-21, 3. Revised Staff Report, 4. Site Plan, 5. Architectural Elevations, 6. Building Architecture Condition Material Approval Request, 7. Preliminary Drainage Report, 8. Traffic Impact Analysis, 9. Neighborhood Meeting Notes, 10. Minutes of meeting between residents and staff, 11. Location Map, 12. Supplemental Information, 13. Updated Preliminary Development Plan Set, 14. Updated Storm Water Study Summary, 15. Table of SUPs for car, truck & boat sales, 16. America's Car-Mart (investment newsletter by Singular Diligence)

Date	Ver.	Action By	Action	Result
9/9/2021	1	Planning Commission	recommended for approval	Fail
8/12/2021	1	Planning Commission	continued	Pass

Public Hearing: Application #PL2021-203 - Preliminary Development Plan and Application #PL2021-204 - Special Use Permit for automobile sales - America's Car-Mart, 1150 SE Blue Parkway; America's Car-Mart, applicant.  
 (NOTE: APPLICATION PULLED BY APPLICANT)

Issue/Request:

The proposed commercial preliminary development plan is for the construction of two single-story buildings for a car sales showroom and office and a car detail service. On-site car detailing is only for America's Car-Mart's own vehicle inventory; it is not a commercial service offered to the general public.

Proposed City Council Motion:

I move to recommend APPROVAL of Appl. #PL2021-203 - PRELIMINARY DEVELOPMENT PLAN and Appl. #PL2021-204 - SPECIAL USE PERMIT for automobile sales - America's Car-Mart, 1150 SE Blue Pkwy; America's Car-Mart, applicant

Victoria Nelson, Planner  
 Butch Parmley, Applicant

Recommendation: With the conditions of approval below, the application meets the requirements of the UDO and

the Design & Construction Manual (DCM).

1. The development shall be in accordance with the building architecture condition material approval request, dated August 5, 2021.
  
2. The development shall be in accordance with the Preliminary Development Plan consisting of 10 pages:
  - Site Plan, dated August 25, 2021
  - Drainage Plan, dated August 25, 2021-2 pages
  - Landscape Plan, dated August 27, 2021-4 pages
  - Architectural elevations, dated August 25, 2021-3 pages
  
3. The special use permit shall be granted for a period of 30 years.

Committee Recommendation: