

December 11, 2025

ITEM NO.: 3

FILE NO.: S-2006

NAME: Eagle Place – Preliminary Plat

LOCATION: 13700 Alexander Road

DEVELOPER:

JP Custom Homes
6812 Hilo Avenue
Benton, AR 72019

OWNER/AUTHORIZED AGENT:

Pepe Properties, LLC (Owner)
Hope Consulting, Inc. (Agent)

SURVEYOR/ENGINEER:

Hope Consulting, Inc.
129 N. Main Street
Benton, AR 72015

AREA: 28.84 acres

NUMBER OF LOTS: 90

FT. NEW STREET: 4,022 LF

WARD: 7

PLANNING DISTRICT: 16

CENSUS TRACT: 41.04

CURRENT ZONING:R-2

VARIANCE/WAIVERS:

None Requested.

STAFF UPDATE:

On October 24, 2025 the applicant requested this item be deferred to the December 11, 2025 agenda. Staff supports that request.

PLANNING COMMISSION UPDATE:

(NOVEMBER 13, 2025)

The item was deferred to the December 11, 2025 agenda at the request of the applicant.

STAFF UPDATE:

On November 20, 2025 the applicant requested this item be deferred to the January 8, 2026 agenda. Staff supports the deferral request.