



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ROGERS PLANNING COMMISSION AGENDA

Date:	August 18, 2020
Location:	Virtual (Zoom)
Committee Sessions:	4:00 PM
Regular Session:	5:00 PM

MEETING INSTRUCTIONS

- To attend via computer:
Click [this link](#) and enter Webinar Password [814438](#).
- To attend via phone:
Call [1-312-626-6799](#) and enter Webinar ID [874 2811 3649](#) when prompted.
- Each meeting will take place in the same Zoom room. The Regular Session will begin once the last Committee meeting ends.
- Members of the public wishing to provide input are strongly encouraged to do so in writing. Please email your statement, questions, or concerns to the Planning Commission at planningcommission@rogersar.gov before 5:00 PM Tuesday.

VIRTUAL PARTICIPATION

- Planning Commissioners and Staff are the only visible attendees. All attendees are automatically muted and invisible to others upon entry. Staff will enable/disable talk for each speaker.
- If representing an agenda item or speaking in a public hearing:
 - Click **RAISE HAND** when prompted by the chairman. Staff will enable speaking for your presentation and disable speaking when done.
 - **Dial *9 to RAISE HAND** if attending meeting by phone.
- Proof of public notice (**green Return Receipt cards**) for public hearing items must be **emailed or delivered** to Planning Staff by **5:00 PM Tuesday**. There is a dropbox outside City Hall for deliveries.
- If a speaker has any documents or exhibits they wish to show the commission, please email them to planning@rogersar.gov before 5:00 PM Tuesday.

COMMITTEE SESSIONS – 4:00 PM

PLANS & POLICY COMMITTEE

1. RZN-DCP: Shadowbrooke at the Peaks Phase IV
2. RZN-DCP: Everest Avenue Townhomes
3. RZN-DCP: Scottsdale Center Multifamily

DEVELOPMENT REVIEW COMMITTEE

1. LSDP: Innisfree Parking

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. August 4, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

1. LSDP: Innisfree Parking, a 37-space parking lot on 1 acre located on the west side of S. 24th Street across from Innisfree Health & Rehab in the RMF-12B (Residential Multifamily, 12 units per acre) zoning district.
 - *STAFF: Beth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Phil Swope*

OLD BUSINESS

1. RZN-DCP: A request by Bates & Associates for Shadowbrooke at the Peaks Phase IV to rezone of 7.82 acres at the northeast corner of the S. Kilimanjaro Way and W. Everest Avenue from the RMF-9A (Residential Multifamily, 9 units per acre) zoning district to the RMF-9A (Residential Multifamily, 9 units per acre) zoning district with acceptance of a Density Concept Plan.
 - *STAFF: Beth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Geoff Bates*

2. RZN-DCP: A request by Bates & Associates for Everest Avenue Townhomes to rezone of 4.06 acres east of W. Everest Avenue from the RMF-9A (Residential Multifamily, 9 units per acre) zoning district to the RMF-12B (Residential Multifamily, 12 units per acre) zoning district with acceptance of a Density Concept Plan.
 - *STAFF: Ethan Hunter/Kristifier Paxton*
 - *REPRESENTED BY: Geoff Bates*

PUBLIC HEARINGS

1. CUP: A request by Travis France for NWA Bargain Barn for a Conditional Use Permit to allow “Retail Sales” at 2605 N. Storage Parkway in the I-1 (Light Industrial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Travis France*
2. CUP: A request by Crafton Tull for Magnolia Dog Grooming Facility for a Conditional Use Permit to allow “Animal Grooming” on 1.82 acres at the southeast corner of the S. 43rd St. & W. Chastain Crossing intersection in the R-O PUD (Residential Office, Planned Unit Development) zoning district.
 - *STAFF: Elizabeth Johnson*
 - *REPRESENTED BY: Barry Williams*
3. RZN: A request by Watkins Law Office for Vinson Square, LLC to rezone an undeveloped 0.35-acre lot on W. Birch between S. 3rd and the railroad tracks from the I-1 (Light Industrial) zoning district to the NBT (Neighborhood Transition) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Will Kellstrom*
4. RZN: A request by Hachem Investments, Inc. to rezone 3.3 acres northeast of the intersection of S. Champions and St. Andrews drives from the R-O (Residential Office) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Chris Bakunas*
5. RZN-DCP: A request by Crafton Tull for Scottsdale Center Multifamily to rezone 11± acres at the southwest corner of W. Olive Street and N. 40th Street from a mix of the R-O (Residential Office), C2-CU (Highway Commercial, Condominium Use), and PUD (Planned Unit Development) zoning districts to the C-3 (Neighborhood Commercial) zoning district with acceptance of a Density Concept Plan.
 - *STAFF: Ethan Hunter/Kristifier Paxton*
 - *REPRESENTED BY: Daniel Ellis*

NEW BUSINESS

ADJOURN