



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ROGERS PLANNING COMMISSION AGENDA

Date:	January 5, 2021
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 [822 6982 4561](#) 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.

COMMITTEE SESSIONS – 4:00 PM

PLANS & POLICY COMMITTEE

1. RZN/DCP: Dixieland Apartments
2. RZN/DCP: Pinnacle Hills Active Living

DEVELOPMENT REVIEW COMMITTEE

1. Preliminary Plat: Blue Springs Subdivision
2. LSDP: Village on Maple Townhomes
3. LSDP: Price Lane Office
4. LSDP: Mt. Hebron Park
5. LSDP Variance: Heritage Ballfields Netting Fence

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. December 15, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

1. CUP: Venture Park Storage

A request for a Conditional Use Permit to allow the uses “Warehousing and Storage” and “Vehicle Storage” at 5801 & 5987 W. Venture Park Blvd. in the C-2 (Highway Commercial) zoning district.

- *STAFF: Beth Johnson*
- *REPRESENTED BY: Nate Bachelor*

2. RZN/DCP: Dixieland Apartments

A request to rezone 12.44 ± acres at 2002 S. Dixieland Road from C-3 (Neighborhood Commercial) to the C-3 (Neighborhood Commercial) zoning district with acceptance of a Density Concept Plan.

- *STAFF: Ethan Hunter, Kristifler Paxton*
- *REPRESENTED BY: Bill Watkins*

PUBLIC HEARINGS

1. RZN: Read Romans 12, LLC

A request to rezone 1.48 ± acres at 2510 & 2512 W. Hudson Road from I-2 (Heavy Industrial) to the C-4 (Open Display Commercial) zoning district.

- STAFF: Amber Long
- REPRESENTED BY: Bill Watkins

2. RZN/DCP: Pinnacle Hills Active Living

A request to rezone 9.04 ± acres at the NW corner of W. Pleasant Grove Road and S. Champions Drive from C-3 (Neighborhood Commercial) to the C-3 (Neighborhood Commercial) zoning district with acceptance of a Density Concept Plan.

- STAFF: Ethan Hunter, Kristifier Paxton
- REPRESENTED BY: Michael Clotfelter

3. ALT SIGN: Rendezvous Junction

A request by Rendezvous Junction to consider an Alternative Sign request at 2225 S. Bellview Road in the U-COM (Uptown Commercial Mixed Use) zoning district.

- STAFF: Amber Long
- REPRESENTED BY: Mike Jones

NEW BUSINESS

1. Preliminary Plat: Blue Springs Subdivision

A request to approve the Preliminary Plat for a new 20-lot subdivision located on 4.79 ± acres at S. 23rd Street and W. Seminole Drive in the N-R (Neighborhood Residential) zoning district.

- STAFF: Amber Long, Kristifier Paxton
- REPRESENTED BY: Jorge Du Quesne

2. LSDP: Village on Maple Townhomes

A request to allow the construction of a 24-unit townhouse development and paved parking lot on 1.53 ± acres at 2251-2323 W. Maple Street in the U-NBT (Uptown Neighborhood Transition) zoning district.

- STAFF: Beth Johnson, Kristifier Paxton
- REPRESENTED BY: Dave Burris

3. LSDP: Price Lane Office

A request to allow the construction of a 10,200-SF building and paved parking lot on 1.08 ± acres at 801 S. Price Lane in the C-4 (Open Display Commercial) zoning district.

- STAFF: Beth Johnson, Kristifier Paxton
- REPRESENTED BY: Nate Bachelor

4. LSDP: Mt. Hebron Park

A request to allow the construction of a public park on 80.65± acres on S. Mt. Hebron Road in the A-1 (Agricultural) zoning district.

- STAFF: Beth Johnson, Kristifier Paxton
- REPRESENTED BY: Chris Brackett

5. LSDP Variance: Heritage Ballfields Netting Fence

A request for a setback reduction variance to allow a 40' tall netting fence structure related to the previously approved development at 1500 S. 6th Street in the C-2 (Highway Commercial) and Overlay zoning districts.

- STAFF: *Ethan Hunter*
- REPRESENTED BY: *Jeff Bresee*

6. Re-Application Request for The One Twenty at Dixieland

A request to allow a previously denied rezone application to be re-submitted in accordance with Sec. 14-729(e) of the City Code of Ordinances.

- STAFF: *Ethan Hunter*
- REPRESENTED BY: *Jake Chavis*

7. Election of 2021 Officers and Committee Assignments

The election of new Planning Commission Officers and Committee Assignments for 2021.

ADJOURN