



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
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(479) 621-1186

## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>February 16, 2021</b>
<b>Location:</b>	<b>Virtual (Zoom)</b>
<b>Committee Sessions:</b>	<b>4:30 PM</b>
<b>Regular Session:</b>	<b>5:00 PM</b>

### MEETING INSTRUCTIONS

- To attend via computer:  
[CLICK THIS LINK](#) and enter Webinar Password [265788](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [814 5349 0997](#) 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](mailto: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 – 4:30 PM**

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**PLANS & POLICIES COMMITTEE**

**DEVELOPMENT REVIEW COMMITTEE**

1. LSDP: Everest Multifamily
2. VAR: Janacek Pre-LSDP Variance
3. LSDP: Sterling Bank

**REGULAR SESSION – 5:00 PM**

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**CALL TO ORDER**

**ROLL CALL**

**ACTION ON MINUTES**

1. February 2, 2021

**REPORTS FROM STAFF**

**REPORTS FROM BOARDS AND COMMITTEES**

1. Plans & Policies Committee
2. Development Review Committee

**CONSENT AGENDA**

**OLD BUSINESS**

**PUBLIC HEARINGS**

1. RZN: Can-Ark Diamond Realty Holdings, LLC  
A request to rezone 6.82 ± Acres to the SE of W Shores Rd. and S. 60<sup>th</sup> St. from the A-1 (Agricultural) zoning district to the R-SF (Residential Single-Family) zoning district.
  - *STAFF: Amber Long*
  - *REPRESENTED BY: Daniel Ellis*
  
2. RZN: Ironwood Rezone  
A request to rezone 0.32 ± acres at the NW corner of W. Persimmon and N. 6<sup>th</sup> St. from the R-DP (Residential Duplex and Patio home) zoning district to the NBT (Neighborhood Transition) zoning district.
  - *STAFF: Amber Long*
  - *REPRESENTED BY: Jared Marley*
  
3. RZN: HVM Construction, Inc.  
A request to rezone 2.29 ± acres to the SE of the intersection of 46<sup>th</sup> St. and Olive St. from the R-O (Residential Office) zoning district to the C-3 (Neighborhood Commercial) zoning district.
  - *STAFF: Amber Long*
  - *REPRESENTED BY: Daniel Ellis*

4. ALTSIGN: Sterling Bank

A request by Sterling Bank to consider an Alternative Sign request at 1101 S. 52nd St. in the C-2 (Highway Commercial, Overlay) zoning district.

- *STAFF: Beth Johnson*
- *REPRESENTED BY: Barry Williams*

**NEW BUSINESS**

1. LSDP: Everest Multifamily

A request to allow the construction of a 45-unit condominium development and paved driveways on 4.08± acres in the RMF-12A (Residential Multifamily, 12 units per acre, rentals, with Density Concept Plan), zoning district.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Geoff Bates*

2. LSDP: Sterling Bank

This request is to allow the construction of a 16,000-SF building and paved parking lot on 2.38± acres in the C-2 (Highway Commercial) zoning district.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Daniel Ellis*

3. VAR: Janacek Pre-LSDP Variance

The applicant requests to increase the front build-to-zone for their property at 1880 S. 26<sup>th</sup> St. from 5' to 30' up to 5' to 42' in the C-3 Zoning District prior to Large Scale Approval.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Jason Ingalls*

**ADJOURN**