



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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Rogers Planning Commission April 7, 2020

No Committee Meetings Scheduled

REGULAR SESSION

**Virtual Meeting (Zoom)
5:00 p.m.**

MEETING INSTRUCTIONS

1. Attendees must register for this Zoom meeting in advance by following this link:
https://zoom.us/webinar/register/WN_eFU_BPZkRj6b671B7Xjfqw
2. After registering, you will receive a confirmation email containing information about joining the meeting. You have the option to join by video or call-in using either your computer or your phone.
3. 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 5PM Tuesday.
4. Social distancing requirements severely limit our ability to accommodate large numbers of people at City Hall. However, staff will be available in the Council Chambers at City Hall (301 W. Chestnut Street) to assist those requiring in-person accommodations to a virtual meeting room.

AGENDA

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. March 17, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. A request by Tim & Jeanette Janacek to consider a rezone of 1812 S. 26th Street from the A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district.
 - *REPRESENTED BY: Will Kellstrom*
 - *STAFF: Chris Robinson*
2. A request by Silver Development Company to consider a change in the Density Concept Plan for 3.5 acres south of W. Broadway Place in The Grove Planned Unit Development, Phase 3, zoned R-DP (Residential Duplex Patio).
 - *REPRESENTED BY: Ryan Gill*
 - *STAFF: Ethan Hunter*
3. A request by Whitwheel Properties, LLC to rezone 76 acres at S. Champions Drive and W. Pleasant Grove Road from R-SF (Residential Single Family) zoning to the C-3 (Neighborhood Commercial) zoning district.
 - *REPRESENTED BY: Daniel Ellis*
 - *STAFF: Beth Johnson*
4. A request by Elkhead LLC to rezone 524 E. Pearl Street from the R-DP (Residential Duplex Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.
 - *REPRESENTED BY: Will Kellstrom*
 - *STAFF: Chris Robinson*

5. A request by Tommy Burton to rezone 0.31 acres between S. 8th and 13th streets from C-2 (Highway Commercial) zoning to the R-O (Residential Office) zoning district.
 - *REPRESENTED BY: Tommy Burton*
 - *STAFF: Chris Robinson*

6. A request by Riggins Commercial Construction to rezone 17+ acres at the west end of Cottonwood Street from a mix of C-2 (Highway Commercial), A-1 (Agricultural), and N-R (Neighborhood Residential) zoning to the N-R (Neighborhood Residential) zoning district.
 - *REPRESENTED BY: Blake Murray*
 - *STAFF: Beth Johnson*

7. A request by Joshua Missinne for a Conditional Use Permit to allow vehicle/equipment sales and rentals at 700 N. 8th St. in the C-2 (Highway Commercial) zoning district.
 - *REPRESENTED BY: Joshua Missinne*
 - *STAFF: Beth Johnson*

8. A request by Josh Minton for Rent-N-Roll for a Conditional Use Permit to allow vehicle/equipment repair and installation for 1.43 acres east of 3501 W. Walnut in the C-2 (Highway Commercial) zoning district.
 - *REPRESENTED BY: Josh Minton*
 - *STAFF: Chris Robinson*

NEW BUSINESS

1. Lot Split, Sunil Panchal, a proposed split creating a 0.77-acre lot and a 1.58-acre lot at the southeast corner of S. 4th and W. Olrich streets in the C-2 (Highway Commercial) zoning district and the Rogers Overlay District.
 - *REPRESENTED BY: Amanda Hallmark*
 - *STAFF: Chris Robinson*

2. LSDP, Family Mini Storage, a 32,030-sf single-story storage facility proposed at 1250 W. Commons Drive in the I-1 (Light Industrial) zoning district.
 - *REPRESENTED BY: Patrick Foy/Jonathan Clemons*
 - *STAFF: Ethan Hunter/Kristifier Paxton*

3. LSDP, Hudson Station, a 28,130-sf building proposed on 2.53 acres at 3005 W. Hudson Road in the I-1 (Light Industrial) zoning district.
 - *REPRESENTED BY: Zach Hoyt*
 - *STAFF: Ethan Hunter/Kristifier Paxton*

4. LSDP, Bryan Properties, a 160-unit multifamily development proposed on 7.9 acres at 1100 S. Promenade Blvd. in the RMF-21B (Residential Multifamily, 21 units per acre, rentals) zoning district, with accompanying Density Concept Plan.
 - *REPRESENTED BY: Ryan Gill*
 - *STAFF: Ethan Hunter/Kristifier Paxton*

5. LSDP, Master's Circle Office Building, a 7,686-sf office building proposed at 3614 W. Southern Hills Blvd. in the C-2 (Highway Commercial) zoning district.
 - *REPRESENTED BY: Andres Forero*
 - *STAFF: Chris Robinson/Kristifier Paxton*

6. LSDP, Kirksey Middle School Track, a track and field school project proposed at 101 W. Price Lane in a mix of the A-1 (Agricultural) and RSF-5 (Residential Single Family, five units per acre) zoning districts.
 - *REPRESENTED BY: Jeff Bresee*
 - *STAFF: Beth Johnson/Kristifier Paxton*

7. LSDP, Rogers Emergency Dispatch Center, 10,428-sf municipal building proposed north of the Rogers Criminal Justice Building at 1901 S. Dixieland Road in the A-1 (Agricultural) zoning district.
 - *REPRESENTED BY: Zach Hoyt*
 - *STAFF: Beth Johnson/Kristifier Paxton*

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