



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION

AGENDA

April 21, 2020

Virtual Meeting (Zoom)

5:00 PM

MEETING INSTRUCTIONS

- Attendees must register for this Zoom meeting in advance by following this link:
https://zoom.us/webinar/register/WN_yyemDH5zRji-Dlvti6ESkA
- 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.
- 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.
- 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.

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.

NO COMMITTEE MEETINGS SCHEDULED

REGULAR SESSION

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. April 7, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

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

PUBLIC HEARINGS

1. A request by Landmarc Custom Homes, LLC to consider a Density Concept Plan and rezone from a mix of RMF-15B (Residential, 15 units per acre) and C-2 (Highway Commercial) zoning districts to the C-3 (Neighborhood Commercial) zoning district for 9.27 acres on New Hope Road, west of S. 8th Street.
 - *STAFF: Ethan Hunter*
 - *REPRESENTED BY: Geoff Bates*
2. A request by The Greens at Blossom Way Homes, LLC to consider a Density Concept Plan and rezone from the PUD-Overlay District to the RMF-23B (Residential Multifamily, 23 units per acre, rentals) zoning district for undeveloped property at the southeast corner of I-49 and Bellview Road.
 - *STAFF: Ethan Hunter*
 - *REPRESENTED BY: Daniel Ellis*

NEW BUSINESS

1. Lot Split, Hews Ark, LLC, a proposed lot split creating a 0.64-acre lot and a 4.26-acre lot on N. 13th Street in the I-1 (Light Industrial) zoning district and the Rogers Overlay District.
 - *STAFF: Chris Robinson/Kristifier Paxton*
 - *REPRESENTED BY: Qabiyl Johnson*

2. LSDP, KD3 Office Building, a 4,867-sf building proposed at 5313 W. Village Parkway in the C2-CU (Highway Commercial, Condominium Use) zoning district.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Andres Forero*

3. LSDP, Hudson Road Townhomes, a 35-unit multifamily development with eight four-plex units and a triplex unit on 2.92 acres at 1900-2400 W. Hudson Road in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Andres Forero*

4. LSDP, Inglewood Townhomes, a 58-unit multifamily development on 11.77 acres at 2002 S. Dixieland Road in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Ethan Hunter/Kristifier Paxton*
 - *REPRESENTED BY: Jason Ingalls*

ADJOURN