



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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## ROGERS PLANNING COMMISSION AGENDA

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

### **MEETING INSTRUCTIONS**

- To attend via computer:  
[CLICK THIS LINK](#) and enter Webinar Password [689487](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [857 3000 5385](#) 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**.

## COMMITTEE SESSIONS – 4:00PM

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### **PLANS & POLICIES COMMITTEE**

1. Proposed amendment to CGM Downtown Zoning Plan

### **DEVELOPMENT REVIEW COMMITTEE**

1. Preliminary Plat: Shadow Valley Phase 11
2. LSDP: Pinnacle Hills Active Living
3. LSDP: Rogers Charter School

## REGULAR SESSION – 5:00 PM

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### **CALL TO ORDER**

### **ROLL CALL**

### **ACTION ON MINUTES**

1. April 20, 2021

### **REPORTS FROM STAFF**

### **REPORTS FROM BOARDS AND COMMITTEES**

1. Plans & Policies Committee
2. Development Review Committee

### **CONSENT AGENDA**

### **OLD BUSINESS**

### **PUBLIC HEARINGS**

### **NEW BUSINESS**

1. Preliminary Plat: Shadow Valley Phase 11

A request to approve the preliminary plat for a 63-lot subdivision, located on ±12.48 acres of land located at SE corner of Highway 112 and W Pleasant Grove Road in the N-R PUD (Neighborhood Residential, Planned Unit Development) zoning district.

- STAFF: Amber Long
- REPRESENTED BY: Taylor Lindley

2. LSDP: Pinnacle Hills Active Living

A request to allow the construction of three multifamily buildings (180 units) and a clubhouse on ±9.03 acres of land located at the NE corner of W Pleasant Grove Rd. and S. Champions Dr. in the C-3 (Neighborhood Commercial) zoning district.

- STAFF: Amber Long
- REPRESENTED BY: Todd Butler, Spencer Edwards

3. LSDP: Rogers Charter School

A request to allow the construction of a 55,196-SF building, a sports field, and paved parking on ±20.25 acres of land located at 800 S. Dodson Rd. in the A-1 (Agricultural) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Dennis Blind*

4. Proposed amendment to CGM Downtown Zoning Plan

Review and consideration of a proposed amendment to refine the Downtown Zoning Plan on the Comprehensive Growth Map.

- *STAFF: Ethan Hunter*

**ADJOURN**