



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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**ROGERS PLANNING COMMISSION
AGENDA
May 5, 2020**

**Virtual Meeting (Zoom)
5:00 PM**

MEETING INSTRUCTIONS

- To attend via computer:
<https://us02web.zoom.us/j/83395749002>
- To attend via phone:
Call [1-312-626-6799](tel:1-312-626-6799) and enter the Webinar ID [833 9574 9002](https://us02web.zoom.us/j/83395749002) when prompted.
- 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.
- 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 21, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. A request application by Steals-N-Deals Auto Sales LLC for a Conditional Use to allow vehicle/equipment sales and rentals at 1908 S. 8th St. in the C-2 (Highway Commercial) zoning district and in the City's Overlay District.
 - *STAFF: Chris Robinson*
 - *REPRESENTED BY: Jelani Smith*
2. A request application by Tommy Burton to consider a rezone from the C-2 (Highway Commercial) zoning district to the R-O (Residential Office) zoning district for 0.31 acres between S. 8th and 13th streets.
 - *STAFF: Chris Robinson*
 - *REPRESENTED BY: Tommy Burton*
3. A request by CAN-ARK Diamond to consider a rezone from A-1 (Agricultural) to the N-R (Neighborhood Residential) zoning district of 17.26 acres at the SE corner of N. 2nd Street and N. Airport Loop.
 - *STAFF: Beth Johnson*
 - *REPRESENTED BY: Daniel Ellis*
4. A request by GWD Development to consider a rezone from the R-DP (Residential Duplex Patio Home) zoning district to the COR (Core Mixed Use) zoning district at 326 E. Glenwood Ave.
 - *STAFF: Ethan Hunter*
 - *REPRESENTED BY: Withdrawn by applicant*

NEW BUSINESS

1. PRE-LSDP WAIVER, Dave Meadows, a waiver from the minimum required curb cut distance from an intersection, NE corner of S. 8th Street and W. Price Lane, C-4 (Open Display Commercial) zoning district.
 - *STAFF: Kristifier Paxton*
 - *REPRESENTED BY: Bill Watkins*
2. SSDP, Bella Vista Marine, a 2,481-sf building addition proposed at 2601 W. Hudson Road in the I-1 (Light Industrial) zoning district.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Geoff Bates*
3. LSDP, Hi-Tea, a 4,494-sf mixed-use building proposed 1902 and 1904 W. Pleasant Grove Road in the Pleasant Crossing Planned Unit Development, the C-2 (Highway Commercial) zoning district and the city's Overlay District.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: James Koch*
4. LSDP, Hilton Boutique Hotel, a five-story 56,352-sf hotel proposed on 1.29 acres at 4100 S. Pinnacle Hills Parkway in the U-COR (Uptown Core Mixed Use) zoning district.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Daniel Ellis*
5. LSDP, First Baptist Church, an 18,000-sf church addition proposed at 3324 W. Pleasant in the A-1 (Agricultural) zoning district and the city's Overlay District.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Matt Crafton*
6. LSDP, Greer Lingle Middle School Track, a public school athletic field project proposed at 901 N. 13th Street in a mix of the RDP (Residential Duplex Patio) and the C-3 (Neighborhood Commercial) zoning districts.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Jeffery Bresee*
7. LSDP, Oakdale Middle School Track, a public school athletic field project proposed at 511 N. Dixieland Road in the RDP (Residential Duplex Patio) zoning district.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Jeffery Bresee*
8. LSDP, Elmwood Middle School Track, a public school athletic field project proposed 1610 S. 13th Street in a mix of the R-SF (Residential Single Family) and the N-R (Neighborhood Residential) zoning districts.
 - *STAFF: Elizabeth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Jeffery Bresee*

9. LSDP, Gilbert Building, an 8,923-sf office building proposed at 400 W. Walnut Street in the COM (Commercial Mixed Use) zoning district.
 - *STAFF: Chris Robinson/Kristifier Paxton*
 - *REPRESENTED BY: Dylan Blackshear*

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