



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>August 4, 2020</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 [814438](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [834 8915 0237](#) 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.
- If a speaker has any documents or exhibits they wish to show the commission, please email them to [planning@rogersar.gov](mailto:planning@rogersar.gov) before 5:00 PM Tuesday.

## COMMITTEE SESSIONS – 4:00 PM

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### **PLANS & POLICY COMMITTEE**

1. DCP, Shadowbrooke at the Peaks Phase IV
2. DCP, Everest Avenue Townhomes
3. DCP, Magnolia Farms Townhomes Phase 1
4. DCP, Magnolia Farms Townhomes Phase 2

### **DEVELOPMENT REVIEW COMMITTEE**

1. LSDP Revision, The AMP Ph. 2
2. LSDP, Hudson Station
3. LSDP, RNR
4. LSDP, BOST Phase 2

## REGULAR SESSION – 5:00 PM

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### **CALL TO ORDER**

### **ROLL CALL**

### **ACTION ON MINUTES**

1. July 21, 2020

### **REPORTS FROM STAFF**

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

### **CONSENT AGENDA**

### **OLD BUSINESS**

1. A request by Jon Brittenum for Shadowbrooke at the Peaks Phase IV to consider a Density Concept Plan to the zoning for 7.82 acres at the northeast corner of the S. Kilimanjaro Way and W. Everest Avenue allowing development in the zoning district RMF-9A (Residential Multifamily, 9 units per acre, ownership).
  - *STAFF: Beth Johnson/Kristifier Paxton*
  - *REPRESENTED BY: Geoff Bates*
2. LSDP Revision, The AMP Phase 2, plan revisions for street parking along a previously approved expansion project at 5051 W. Northgate Road in U-ENT (Uptown Entertainment) zoning district.
  - *STAFF: Lance Jobe/Kristifier Paxton*
  - *REPRESENTED BY: Bryan Crowne/Wendy Riggs*
3. LSDP, Hudson Station, a proposed 28,130-sf warehouse and office building on 2.53 acres at 3005 W. Hudson Road in the I-1 (Light Industrial) zoning district and the city's Overlay District.
  - *STAFF: Beth Johnson/Kristifier Paxton*
  - *REPRESENTED BY: Zach Hoyt*

## **PUBLIC HEARINGS**

1. A request by Sunil Panchal to consider a rezone from the C-2 (Highway Commercial) zoning district to the I-2 (Heavy Industrial) zoning district at 1601 S. 8<sup>th</sup> St.
  - *STAFF: Kyle Belt/Kristifier Paxton*
  - *REPRESENTED BY: Amanda Hallmark*
  
2. A request by Candlewood Conner LLC to consider a rezone from a mix of the A-1 (Agricultural) and RMF-6A (Residential Multifamily, 6 units per acre, owner) zoning districts to the R-SF (Residential Single Family) zoning district at 3850 S. Pope Rd.
  - *STAFF: Kyle Belt*
  - *REPRESENTED BY: Alex Blass*
  
3. A request by Crafton Tull for Magnolia Farms Townhomes Phase 1 to consider a Density Concept Plan and a rezone from the R-O, PUD (Residential Office, Planned Unit Development) zoning district to the U-NBT (Uptown Neighborhood Transition) zoning district on Lot 8 of the Farms Commercial Subdivision
  - *STAFF: Ethan Hunter/Kristifier Paxton*
  - *REPRESENTED BY: Barry Williams*
  
4. A request by Crafton Tull for Magnolia Farms Townhomes Phase 2 to consider a Density Concept Plan and a rezone from the R-O, PUD (Residential Office, Planned Unit Development) zoning district to the U-NBT (Uptown Neighborhood Transition) zoning district on Lot 6 of the Farms Commercial Subdivision
  - *STAFF: Ethan Hunter/Kristifier Paxton*
  - *REPRESENTED BY: Barry Williams*
  
5. A request by Bates & Associates, Inc. for Everest Avenue Townhomes to consider a rezone of 4.06 acres east of Everest Avenue from the RMF-9A (Residential Multifamily, 9 units per acre, ownership) zoning district to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan.
  - *STAFF: Ethan Hunter/Kristifier Paxton*
  - *REPRESENTED BY: Geoff Bates*

## **NEW BUSINESS**

4. LSDP, Rent N Roll Tire Express, a proposed 7,832-sf commercial tire shop at 3405 W. Walnut Street in the C-2 (Highway Commercial) zoning district and the Rogers Overlay District.
  - *STAFF: Beth Johnson/Kristifier Paxton*
  - *REPRESENTED BY: Josh Minton*
  
5. LSDP, BOST, Phase 2, a 2,860-sf office and three quadplex housing units on 1.99 acres at 4500 W. Oak Street in the R-O (Residential Office) zoning district.
  - *STAFF: Beth Johnson/Kristifier Paxton*
  - *REPRESENTED BY: Joe Fifer*

## **ADJOURN**