



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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ROGERS PLANNING COMMISSION AGENDA & MEETING INSTRUCTIONS

Date:	October 19, 2021
Location:	301 W. Chestnut Street/Virtual (Zoom)
Committee Sessions:	4:30 PM
Regular Session:	5:00 PM

MEETING INSTRUCTIONS

- To attend via computer:
[CLICK THIS LINK](#) and enter Webinar Password [965292](#).
- To attend via phone:
Call [1-312-626-6799](#) and enter Webinar ID [890 4130 6566](#) 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 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 – Council Chambers 4:30 PM

PLANS & POLICIES COMMITTEE

1. RZN/DCP: Black Pine Multifamily

DEVELOPMENT REVIEW COMMITTEE

1. LSDP: Promenade & Oak Office
2. LSDP: Heritage High School Parking Lot

REGULAR SESSION – Council Chambers 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. October 5, 2021

REPORTS FROM STAFF

1. “Blue Cities” presentation by Morgan Keeling with the Illinois River Watershed Partnership (IRWP).

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

CONSENT AGENDA

OLD BUSINESS

1. Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail
A request for multiple Variances and Waivers related to N-R (Neighborhood Residential) zoning standards, connectivity standards, and typical street section design.
 - STAFF: *Ethan Hunter, Lance Jobe, Kris Paxton*
 - REPRESENTED BY: *Jennifer Watkins*

PUBLIC HEARINGS

1. RZN: Dan Copeland
A request to rezone ± 6.04 acres located NW of the intersection of S. 15th St. and W. Pine St. from the R-SF (Residential Single-Family) zoning district to the R-MF (Residential Multi-Family) zoning district.
STAFF: Amber Long
REPRESENTED BY: Dan Copeland
2. RZN/DCP: Black Pine Multifamily
A request to rezone ± 2.39 acres at 1626 S. Dixieland Rd. from the A-1 (Agricultural) zoning district to the RMF-10 (Residential Multi-Family; 10 units/acre) zoning district with the acceptance of a Density Concept Plan.
 - STAFF: *Ethan Hunter*
 - REPRESENTED BY: *Will Kellstrom, Blake Murray*

NEW BUSINESS

1. LSDP: Promenade & Oak Office

A request to allow the construction of two office buildings and paved parking on ± 5.15 acres located at 900 & 1000 S. Promenade Blvd.

- *STAFF: Nick Little, Kristifier Paxton*
- *REPRESENTED BY: Libby Topping*

2. LSDP: Heritage High School Parking Lot

A request to allow the construction of a 157-space paved parking lot on ± 1.50 acres located at the SW corner of W. Ash and S. 6th streets.

- *STAFF: Ethan Hunter, Kristifier Paxton*
- *REPRESENTED BY: Ryan Clark*

ADJOURN