



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ROGERS PLANNING COMMISSION AGENDA

Date:	January 4, 2022
Location:	301 W. Chestnut Street
Committee Sessions:	4:15 PM
Regular Session:	5:00 PM

COMMITTEE SESSIONS – 4:15 PM

PLANS & POLICIES COMMITTEE – Committee Room 1

1. Rezone/Density Concept Plan: The Village at Pinnacle Hills
2. Rezone/Density Concept Plan: ATRE 28th Street

DEVELOPMENT REVIEW COMMITTEE – Community Room

1. LSDP: Pinnacle Springs Retirement Community
2. LSDP: Dixie Lot 5 Office/Warehouse
3. LSDP: Panda Express
4. Variance: Pinnacle Village Masonry Wall

REGULAR SESSION – Council Chambers 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. December 21, 2021

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

OLD BUSINESS

NEW BUSINESS

1. LSDP: Pinnacle Springs Retirement Community

A request to allow the construction of 133 apartment units, 32 garage units, and paved parking on ± 7.58 acres located at 2055 S Bellview Road.

- *STAFF: Amber Long*
- *REPRESENTED BY: Bob Lewis*

2. LSDP: Dixie Lot 5 Office/Warehouse

A request to allow the construction of a 10,000-SF building and paved parking on ± 1.01 acres located at 1703 W Commerce Drive.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Connor Threet*

3. LSDP: Panda Express

A request to allow the construction of a 2,500-SF building and paved parking on ± 1.00 acres located at W Walnut and 21st Streets.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Cedarious Barnes*

4. Variance: Pinnacle Village Masonry Wall

A request to allow a variance from Sec. 14-732(4.5)(d), which requires the construction of an 8-ft. tall masonry or block wall between a development in U-NBT and an adjacent single-family detached use located East of the intersection of S Pinnacle Hills Parkway and W Blossom Way Drive.

- *STAFF: Amber Long*
- *REPRESENTED BY: Alex Blass*

PUBLIC HEARINGS

1. Rezone: Robert Yuhasz Tract

A request to rezone ± 2.73 acres at 5593 S Bellview Road from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Burke Larkin*

2. Rezone: Visitor Center Properties, LLC

A request to rezone ± 2.06 acres located on W Pleasant Grove Road between S 45th and S 43rd Streets from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Kaitlin Parker*

3. Rezone: Hounds Properties Rogers, LLC

A request to rezone ± 1.18 acres located NE of the intersection of W Chastain Crossing and S 43rd Street from the R-O; PUD (Residential Office; Planned Unit Development) zoning district to the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Grant Cox*

4. CUP: MK Properties of NWA, LLC

A request to for a Conditional Use Permit to allow the use “Vehicle Storage” at 851 W Post Rd. in the C-4(Open-Display Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Candice Anderson/Heather Keeling*

5. CUP: M&D Adventures

A request to for a Conditional Use Permit to allow the use “Animal Boarding” at 3707 W Southern Hills Blvd. in the C-2(Highway Commercial; Overlay) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Max Bachman*

6. Rezone/Density Concept Plan: The Village at Pinnacle Hills

A request to rezone ± 15.51 acres located on W Perry Rd. between S Bellview Road and S Rainer Drive from the A-1 (Agricultural) zoning to the RMF (Residential Multi-Family) zoning district with the acceptance of a Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

7. Rezone/Density Concept Plan: ATRE 28th Street

A request to rezone ± 23.52 acres at 5308 S 28th Pl. from the RMF-21B (Residential Multi-Family; partial overlay) zoning district and the A-1 (Agricultural) zoning district to the RMF-12B (Residential Multi-Family; partial overlay) zoning district with the acceptance of a Density Concept Plan.

- *STAFF: Amber Long*
- *REPRESENTED BY: Kelsey Kreher*

ADJOURN