



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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ROGERS PLANNING COMMISSION AGENDA

Date:	March 1, 2022
Location:	301 W. Chestnut Street/Virtual (Zoom)
Committee Sessions:	4:30 PM
Regular Session:	5:00 PM

MEETING INSTRUCTIONS

- To attend via computer:
Access this link: <https://us02web.zoom.us/j/84921962933>
Or Meeting ID **849 2196 2933** on Zoom.com
- To attend via phone:
Call [1-301-715-8592](tel:1-301-715-8592) and enter Webinar ID [849 2196 2933](https://us02web.zoom.us/j/84921962933) 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 – 4:30 PM

PLANS & POLICIES COMMITTEE – Council Chambers

1. Amendment to the Comprehensive Growth Map

DEVELOPMENT REVIEW COMMITTEE – Council Chambers

1. LSDP: Enterprise Parking Lot Expansion

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. February 15, 2022

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

OLD BUSINESS

1. CUP: Luna Event Venue

A request for a Conditional Use Permit to allow “Commercial Assembly, Recreation and Entertainment” in the C-2(Highway Commercial) zoning district at 1705 S. 8th Street.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Joel Rivera*

PUBLIC HEARINGS

1. Rezone: Rogers Church of Christ and Lowell Phillips Co.

A request to rezone ± 1.33 acres at 307 S. Promenade Blvd. and the parcel immediately to the east from A-1 (Agricultural District) to the C-3 (Neighborhood Commercial District) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jennifer Watkins*

2. Rezone: SoHo District

A request to rezone ± 5.66 acres on 4901 S. Champions Drive and the parcel immediately to the east from A-1 (Agricultural District) to the C-3 (Neighborhood Commercial District) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Will Kellstrom*

3. CUP: Stop N' Go

A request for a Conditional Use Permit to allow a "Convenience Store with Gas; Vehicle/Equipment Sales & Rentals" in the C-2 (Highway Commercial) zoning district at 1307 W. Hudson Road.

- STAFF: *Justin Couch*
- REPRESENTED BY: *Sukha Braich*

4. CUP: Jiffy Trip

A request for a Conditional Use Permit to allow a "Convenience Store with Gas" in the C-2 (Highway Commercial) zoning district at 1310 W. Walnut Street.

- STAFF: *Justin Couch*
- REPRESENTED BY: *Don Rose*

NEW BUSINESS

1. LSDP: Enterprise Parking Lot Expansion

A request to allow the construction of a paved parking lot, for the purpose of storing vehicles, on a ± 2.56-acre lot located at 851 W. Post Rd.

- STAFF: *Nicholas Little*
- REPRESENTED BY: *Candice Anderson*

2. Comprehensive Growth Map

Consideration of changes to the CGM in the Uptown Regional District.

- STAFF: *John McCurdy*

3. Staff Presentation: Stormwater Flooding and Drainage: Part 3 – Floodplain Administration.

This session will cover Floodplain Administration requirements and issues.

- STAFF: *Kristifier Paxton & Ever Villalobos*

ADJOURN