



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

PLANNING COMMISSION MEETING AGENDA
APRIL 5, 2022
5:00 PM
CITY HALL, 301 W. CHESTNUT STREET
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/84800938151](https://us02web.zoom.us/j/84800938151)

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. 3/15 PC Minutes Draft

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

OLD BUSINESS:

PUBLIC HEARING:

1. CUP: Jiffy Trip A request for a Conditional Use Permit to allow a "Convenience Store with Gas" at 1310 W. Walnut Street in the C-2 (Highway Commercial) zoning district. (Previously tabled)
 - *STAFF: Justin Couch*
 - *REPRESENTED BY: Don Rose*
2. CUP: Sunshine Auto Sales A request for a Conditional Use Permit to allow "Vehicle/Equipment Sales and Rentals" at 2002 S. 8th Street in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Paul Njoroge*



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3. CUP: Oldridge PlaceA request by Blue Ribbon Industries for Oldridge Place Warehouse to allow the use "Warehouse Office" at 6388 S. Oldridge Place in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Ali Karr*
4. Rezone: Goad Springs WarehouseA request to rezone 17.9 acres at 6507 S. Goad Springs Street from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Ali Karr*
5. Rezone: Snack Gurus, LLCA request to rezone 2.44 acres at 1626 S. Dixieland Road from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Jay Young*

NEW BUSINESS:

1. LSDP: Kum & Go
A proposed sf convenience store with gasoline pumps at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Amber Long*
 - *REPRESENTED BY: Michael Clotfelter*
2. LSDP Variance: Pinnacle Village Masonry WallA 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: Tony Vanderploeg*
3. Comprehensive Growth Map RevisionPossible changes to the CGM as recommended by the Plans & Policies Committee.



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- *STAFF: Amber Long, John McCurdy*

4. Staff Presentation: Drainage, Part 4 The final informational session on Rogers Floodplain Administration requirements and issues.

ADJOURN: