



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

**PLANNING COMMISSION MEETING AGENDA  
NOVEMBER 15, 2022  
6:00 PM**

**LOCATION: CITY HALL, 301 W. CHESTNUT STREET  
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86254439985](https://us02web.zoom.us/j/86254439985)**

**COMMITTEE SESSIONS**

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**DEVELOPMENT REVIEW COMMITTEE – 5:30 PM, COMMUNITY ROOM**

**ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/85160484313](https://us02web.zoom.us/j/85160484313)**

- 1. LSDP: COTTAGES AT BELLVIEW**
- 2. LSDP: NWA FLIGHT HANGAR**
- 3. LSDP: SHADOWBROOKE PH. V**

**PLANS & POLICIES COMMITTEE – 5:30 PM, COUNCIL CHAMBERS**

**ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82401726645](https://us02web.zoom.us/j/82401726645)**

- 1. REZONE/DCP: WELCOME TO ROGERS MIXED-USE DEVELOPMENT**
- 2. CUP: 37<sup>TH</sup> STREET STORAGE**

**AGENDA**

**CALL TO ORDER:**

**ROLL CALL:**

**ACTION ON MINUTES:**

- 1. November 1, 2022**

**REPORTS FROM STAFF:**

**REPORTS OF BOARDS AND STANDING COMMITTEES:**

- 1. Development Review**



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## 2. Plans & Policies

### **PUBLIC HEARING:**

#### 1. **CUP: 37<sup>th</sup> Street Storage**

A request by First Western Bank for a Conditional Use Permit for “Warehousing & Storage, Limited” on 0.6 acres SE of the intersection at S. 37<sup>th</sup> and W. Walnut streets in the C2-CU (Highway Commercial, Condominium Use) zoning district Neighborhood Transition) zoning.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Taylor Lindley, Crafton Tull*

#### 2. **REZONE: Max Alley**

A request by Max Alley to rezone 1604 & 1608 W. Walnut Street from R-SF (Residential Single-Family) to the C-2 (Highway Commercial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Chris Tilley, Odyssey*

#### 3. **RZN/DCP: Welcome to Rogers**

A request by Welcome to Rogers, a planned mixed-use development, to rezone 335 S. Dodson Road from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Boze, Core*

### **NEW BUSINESS:**

#### 1. **LSDP: Cottages at Bellview**

A proposal to construct a 156-unit single-family development on 20.34 acres west of S. Bellview Road and north of W. Garrett Road in the N-R (Neighborhood Residential) zoning district with an approved Density Concept Plan.

- *STAFF: Nick Little*
- *REPRESENTED BY: Libby Topping, Crafton Tull*

#### 2.

##### **LSDP: NWA Flight Hangar**

A proposed 37,920-sf hangar structure proposed at the Rogers Executive Airport at 1030 W. Happy



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Trails Drive in the I-1 (Light Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chris Maestri, Garver*

3.

**LSDP: Shadowbrooke Phase V**

A proposed 86-unit phase of the Shadowbrooke townhome development on S. Everest Avenue in the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Adam Osweiler, MCE*

4. **Appeal: Storage World Global**

Appeal of staff decision denying a waiver of Sec. 14-260(1)(f) regarding curb cut separation at 2102 N. 2<sup>nd</sup> Street in the I-1 (Light Industrial) zoning district.

- *STAFF: Amariah Berry*
- *REPRESENTED BY: Jake Chavis, Bates & Associates*

**ADJOURN:**