



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

**PLANNING COMMISSION MEETING AGENDA
DECEMBER 6, 2022**

5:00 PM

LOCATION: CITY HALL, 301 W. CHESTNUT ST.

COMMITTEE SESSIONS: 5:30 PM/5:45 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89800637120](https://us02web.zoom.us/j/89800637120)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE: 5:45 PM, COMMUNITY ROOM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86498467547](https://us02web.zoom.us/j/86498467547)

1. LSDP: ARMOR BANK

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

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89706477426](https://us02web.zoom.us/j/89706477426)

1. RZN/DCP: WELCOME TO ROGERS MIXED-USE DEVELOPMENT

2. CUP: VAN DYKE CENTER WAREHOUSES

3. CUP: SPLASH CAR WASH

4. CUP: EL SENOR DE LOS CARROS

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. November 15, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review
2. Plans & Policies

CONSENT AGENDA:



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OLD BUSINESS:

PUBLIC HEARING:

1. **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. *(Tabled 11/15/22)*

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

2. **CUP: Van Dyke Center Warehouses**

A request by Van Dyke Center Warehouses for a Conditional Use Permit to allow "Warehousing & Storage, Limited" on four lots between W. Industrial and W. Commerce drives in the Van Dyke Commercial Subdivision and in the city's C-2 (Highway Commercial) zoning district.

- *STAFF: Zachary Birdsong*
- *REPRESENTED BY: Matt Loos, Olsson*

3. **CUP: Splash Car Wash**

A request by Splash Car Wash for a Conditional Use Permit to allow "Vehicle Washing" at 1707 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Bradford Gaines, Colliers*

4. **CUP: El Senor de los Carros**

A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Yulianna Cuevas*

NEW BUSINESS:

1. **LSDP: Armor Bank**

A proposed 5,419-sf bank building on 1.58 acres at the southwest corner of S. 52nd Street and W. Magnolia streets in the Metro Park South Commercial Subdivision and the city's C-2 (Highway



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Commercial) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Matthew Breckenridge, Crafton Tull*

ADJOURN: