



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

PLANNING COMMISSION MEETING AGENDA

FEBRUARY 21, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/89691447426>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/89691447426>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/83606979380>

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. February 7, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Benchmark Group Parking Expansion**

A proposed expansion of 81 added parking spaces on the east and south-east portion of the site at 1805 N. 2nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chad Caletka*

2. **LSDP: Hawkins Airport Hangar**

A proposal to construct an 8,250-square foot hangar at 9 W. Cass Hough Drive in the I-1 (Light Industrial) zoning district at the Rogers Municipal Airport.



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- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jason Ingalls*

PUBLIC HEARING:

1. CUP: CarMax

A request to allow the use "Vehicle/Equipment Sales & Rentals" at 6360 S. Dixieland Road in the C2-CU, PUD (Highway Commercial, Condominium Use, Planned Use Development) zoning district and in the city's Overlay District.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Scott Dallam*

2. RZN: SPAM AR Street

A request by SPAM AR Street to rezone 1639 N. Arkansas Street from the R-O (Residential Office) zoning district to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: John Starnes*

3. RZN: Jacob Harr

A request by Jacob Harr to rezone 507, 509, & 613 S. 7th Street from the N-R (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jacob Harr*

CALL FOR RECESS:

1.
 - Board of Adjustment
2. Zoning Review Committee

CALL TO ORDER:

OLD BUSINESS:



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NEW BUSINESS:

1. All recommended items from committees.
2. A change to the Schedule of Uses to allow “Live/Work Quarters” by right in the COM/U-COM, COR/U-COR, NBT/U-NBT, U-ENT, IA, C-3, R-O, and O zoning districts and as a conditional use in the C-2, C-4, W-O, I-1, and R-MF zoning districts.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: