



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

PLANNING COMMISSION MEETING AGENDA

MARCH 7, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/87256937083>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/87256937083>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/86919483858>

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. February 21, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Bellview Place**

A proposed 36-unit multifamily residential development located southwest of the intersection of S. Bellview Road and W. West Drive within the RMF-6.5A (Residential Multifamily – 6.5 units per acre) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*



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PUBLIC HEARING:

1. RZN: Loloft Flagship

A request by Loloft Flagship to rezone 600 S. 1st Street from the I-1 (Light Industrial) zoning district to the IA (Industrial Arts) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Craig Petite*

CALL FOR RECESS:

1. Board of Adjustment
2. Zoning Review Committee

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

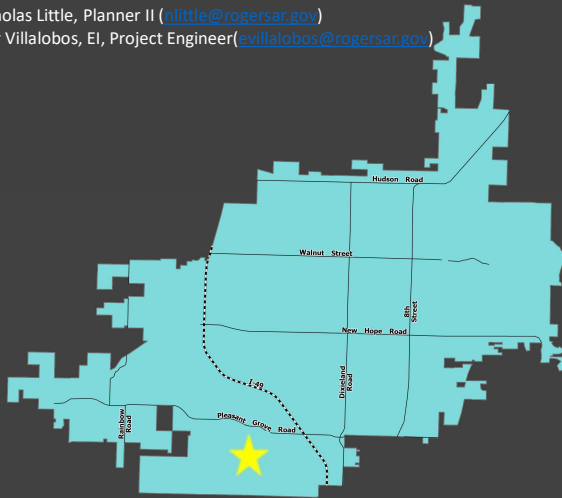
PLANNING

Bellview Place

Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)

Ever Villalobos, EI, Project Engineer (evillalobos@rogersar.gov)



Vicinity Map

Location

Southwest of the intersection of S. Bellview Road and W. West Drive

CGM Designation

Neighborhood

Zoning

RMF-6.5A with DCP
(Residential Multifamily – 6.5 units per acre)

Proposed Uses

Multifamily Residential

Representative

Taylor Lindley, Crafton Tull

Location:

Southwest of the intersection of S. Bellview Road and W. West Drive
02-14175-015

Zoning:

RMF-6.5A

Use Definition:

“Multifamily Residential” is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;

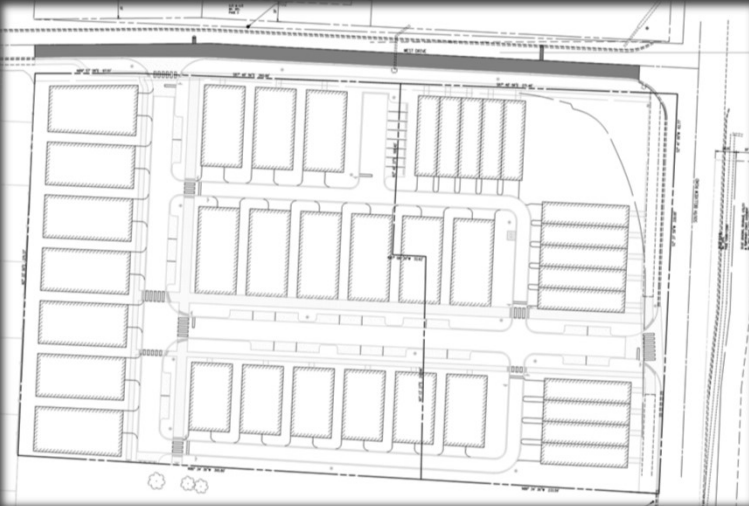
Duplex is a secondary use classification encompassing principal residential buildings: Sec. 14-695(b)(1)(i)



LARGE SCALE DEVELOPMENT

PLANNING

Bellview Place



Proposed Site Plan

Proposal

A 36-unit multifamily development, with units designated for ownership.

PROPOSAL

A 36-unit multifamily development, with units that have been designated for ownership.



LARGE SCALE DEVELOPMENT

PLANNING

Bellview Place



Approved DCP Site Plan

Approved DCP

This was the site plan that was approved with the DCP for this project on May 3, 2022.



Proposed changes from the DCP include the relocation of one of the townhomes on the north side of the proposal, and a road connection to Bellview Road, as opposed to an internal cul-de-sac that was approved with the DCP.

The proposed LSDP plans are slightly different from the approved DCP site plan. Changes include the relocation of some of the brownstone units, and omission of the internal cul-de-sac. This design change happened after the inclusion of dedicated right-of-way for a proposed roundabout at the intersection of Bellview and West was considered. At the Planning Commission for this DCP, there was a lot of talk about allowing small changes to be made at LSDP review because of this roundabout.



LARGE SCALE DEVELOPMENT

PLANNING

Bellview Place



Proposed Site Plan

Staff Findings Regarding Changes from DCP

The changes were driven by a city-proposed roundabout at the intersection of Bellview and West. The dedicated right-of-way cuts into the northeastern corner of this lot, forcing the development to shift south. There was also a public call for a connection from the proposed development to Bellview due to concerns about increased traffic on West. The Planning Commission, city staff and the applicants all supported the Bellview connection. However, there were no formal conditions for the connection as a part of the DCP approval at Planning Commission.



LARGE SCALE DEVELOPMENT

PLANNING

Bellview Place



Elevations

Elevations approved with the DCP, also submitted and reviewed as part of this LSDP.



Elevations

The shown architectural elevations were approved with the DCP, as well as proposed as part of this LSDP.



LARGE SCALE DEVELOPMENT

PLANNING

Bellview Place



Recommendation
APPROVE

Recommendation:

Approve

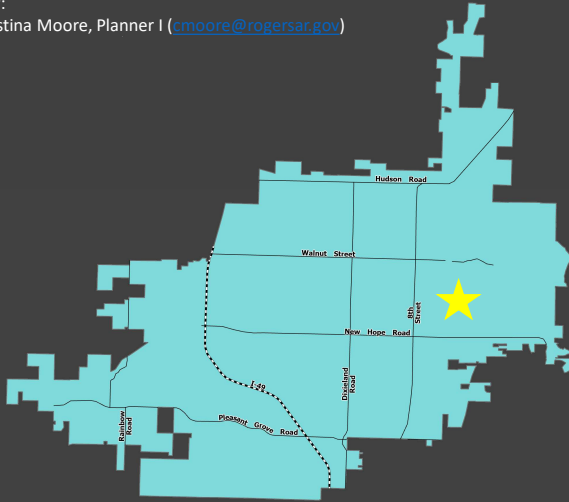
At the time of this report, there were a couple of very minor Engineering comments that needed addressing. These will be verified with Engineering staff before the issuance of an approval letter and stamped construction plans.



Rezone Loloft

PLANNING

Staff:
Christina Moore, Planner I (c.moore@rogersar.gov)



Vicinity Map

Location

600 S 1st Street

Current Zoning

I-1 (Light Industrial)

Requested Zoning

IA (Industrial Arts)

Growth Designation

Downtown Regional Center

Representative

Craig Petite, Loloft

SUMMARY:

Request to rezone subject location from I-1 to IA.

This is located south of the Mona Lisa mural.

Going from Warehouse use to business use.



- Applicant seeks a rezone from I-1 to IA
- The CGM designates this parcel to be IA

General Findings:

- The subject property is currently zoned I-1, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of IA is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be IA per the Downtown Regional Center Zoning Map.



Rezone Loloft

PLANNING



CGM Map

COMPREHENSIVE GROWTH MAP:

Growth Designation:
Downtown Regional Center.

Growth Designation Purpose:
To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. (CGM Page 1).

Allowed Zoning Districts:
IA

Current Zoning:

- *I-1 (Light Industrial):* This district is intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan. Sec. 14-713(a)

Requested Zoning:

- *IA (Industrial Arts):* The purpose of the Industrial Arts Zone is to focus this area on the goal to establish local artisanal manufacturing, light industrial and businesses close by downtown. These developments will take advantage of being accessible to rail, trails and Arkansas Street. The intent is to mix manufacturing, residential, and retail in a walkable yet flexible format. Sec. 14-715(1.1)(a)(iii)



Rezone Loloft

PLANNING



Aerial Map

Recommendation
**RECOMMEND TO CITY
COUNCIL FOR APPROVAL**

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval