



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

PLANNING COMMISSION MEETING AGENDA

JULY 18, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/86590477145>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/86590477145>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/82369936899>

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 20, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: First Baptist Church Addition

A proposal to construct a 45,739-sf building addition at 3364 W. Pleasant Grove Road in the A-1 (Agricultural) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Matt Crafton*

2. SUB: Soaring at Scissortail

A proposal to construct a new 18-lot subdivision on 5.05 acres northwest of W. Pleasant Grove Road & Roberts Road in the NR (Neighborhood Residential) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Chad Caletka*

PUBLIC HEARING:

1. RZN: Wood Family Living Trust

A request by Wood Family Living Trust to rezone 503 S. 5th Street from the NR (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Kenna Staats*

2. RZN: Elsa Properties LLC and Barry & Jill Williams

A request by Aaron Smith on behalf of Elsa Properties LLC and Barry & Jill Williams to rezone 509 & 515 N. 3rd Street from the R-DP (Residential Duplex Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Aaron Smith*

3. RZN/DCP: Saddle Ridge Townhomes

A request by Saddle Ridge Townhomes to rezone 6553 S. Bellview Road from the RMF-6A (Residential Multifamily, 6 gross units per acre, ownership) zoning district to the RMF-6.5A (Residential Multifamily, 6.5 gross units per acre, ownership) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Dan Cole*



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4. **RZN: Crossover Trails**

A request by Crossover Trails to rezone 29.73 acres along E. New Hope Road and north of S. Monte Ne Road, near the northeast corner of E. New Hope Road and S. Cierra Drive, from the A-1 (Agricultural) zoning district to the R-SF (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Dustin Higgins*

5. **RZN: Haardt Living**

A request by Joseph Bieker for Haardt Living to rezone 2.2 acres at 1700 S. 26th Street from the A-1 (Agricultural) zoning district to the R-DP (Residential Duplex Patio) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Joseph Bieker*

6. **RZN/DCP: 9th Street Development**

A request by 9th Street Development to rezone 7.98 acres at the intersection of W. Linda Lane & S. 9th Street from the RMF-10B (Residential Multifamily, 10 units per acre, rentals) zoning district to the RMF-9.5B (Residential Multifamily, 9.5 gross units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ashley Williams*

7. **RZN: Pinnacle New Hope #1**

A request by Pinnacle New Hope LLC to rezone 11.55 acres at the southeast corner of W. Green Acres Road & S. 41st Street from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) and U-ENT (Uptown Entertainment) zoning districts.

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

8. **RZN: Pinnacle New Hope #2**

A request by Pinnacle New Hope LLC to rezone 5.77 acres at the southwest corner of W. Huntington Drive & S. 41st Street from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

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



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CALL FOR RECESS:

1. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN/DCP: Saddle Ridge Townhomes
 - RZN: Crossover Trails
 - RZN: Haardt Living
 - RZN/DCP: 9th Street Development
 - RZN: Pinnacle New Hope #1

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: