



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

PLANNING COMMISSION MEETING AGENDA

APRIL 2, 2024

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. March 19, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

PUBLIC HEARING:

1.
CUP: David Vega

A request by David Vega for a Conditional Use Permit to allow the use "Business & Professional Office" at 2305 S. Dixieland Rd in the N-R (Neighborhood Residential) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: David Vega*

2.
RZN: Elkhead LLC



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A request by Elkhead, LLC to rezone 921 S. 4th Street from the N-R (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: David Vega*

CALL FOR RECESS:

1. Zoning Review Committee – **HELD IN COMMUNITY ROOM**
– Any items referred by Commission
2. **Board of Adjustment** – held in Council Chambers

CALL TO ORDER:

1. Planning Commission will reconvene in the Council Chambers.

OLD BUSINESS:

1.
1. RZN/DCP: The Hamilton

A request by The Hamilton to rezone 4451 & 4453 S. Dixieland Road from the C2-CU & RO-CU (Highway Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the RMF-32.5 (Residential Multifamily, 32.5 units per acre) zoning district with a Density Concept Plan. (*Tabled at 2/20/24 meeting*)

– *STAFF: Zachary Birdsong*

– *REPRESENTED BY: Jess Griffin*

NEW BUSINESS:

1. All recommended items from committees.
- 2.

VAR: The Pointe at Rogers

A request by The Pointe at Rogers to allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres near the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (neighborhood commercial) zoning district. (*Tabled at 3/5/24 meeting*)

– *STAFF: Nicholas Little*

– *REPRESENTED BY: Keith Richardson*

3.
LSDP: Vin Hotel

A proposal to construct a 53,137 sq. ft. hotel at 5501 W. Northgate Road in the U-COM & U-NBT



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(Uptown Commercial Mixed Use & Uptown Neighborhood Transition) zoning districts.

– *STAFF: Nicholas Little*

– *REPRESENTED BY: James Dibble*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: