



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

## PLANNING COMMISSION MEETING AGENDA

APRIL 16, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89042525515](https://us02web.zoom.us/j/89042525515)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88131527280](https://us02web.zoom.us/j/88131527280)

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## AGENDA

### **CALL TO ORDER:**

### **ROLL CALL:**

### **ACTION ON MINUTES:**

1. April 2, 2024

### **PUBLIC FORUM:**

### **REPORTS :**

1. Staff
2. Commisssioners

### **DECLARATION OF ABSTENTION:**



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## **CONSENT AGENDA:**

1.

### **LSDP: Vin Hotel**

A proposal to construct a 53,137 sq. ft. hotel at 5501 W. Northgate Road in the U-COM & U-NBT (Uptown Commercial Mixed Use & Uptown Neighborhood Transition) zoning districts.

– *STAFF: Nicholas Little*

– *REPRESENTED BY: James Dibble*

## **PUBLIC HEARING:**

1.

### **Inform Rogers & Unified Development Code**

Regarding adoption of *Inform Rogers*, a new comprehensive plan guiding land use and development for the City of Rogers, and adoption of the Rogers Unified Development Code regulating land use and development for the City of Rogers.

– *STAFF: Joe Rexwinkle*

2.

### **CUP: William E. Sullivan**

A request by William E. Sullivan for a Conditional Use Permit to allow the use “Vehicle/Equipment Sales & Rentals” at 2255 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: William Sullivan*

3.

### **RZN: Directline Logistics**

A request by Directline Logistics to rezone 2259 N. 2<sup>nd</sup> Street from the C-2 & I-1 (Highway Commercial and Light Industrial) zoning districts to the I-1 (Light Industrial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Steven Barrett*

## **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.



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## **OLD BUSINESS:**

1.  
**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 4/2/24 meeting)*  
– STAFF: Nicholas Little  
– REPRESENTED BY: Bill Watkins

## **NEW BUSINESS:**

1. All recommended items from committees.
2.  
**LSDP: NWA Drop Yard Gravel Vehicle Storage Waiver**  
  
A waiver request by NWA Drop Yard for paved parking at 2609 W. Hudson Road in the I-1, CU (Light Industrial w/ Condominium Unit) zoning district.  
– STAFF: Nicholas Little  
– REPRESENTED BY: Chad Caletka

## **COMMISSIONERS' FINAL COMMENTS:**

## **ADJOURN:**