



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

PLANNING COMMISSION MEETING AGENDA

MAY 7, 2024

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 16, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Fox Trail Distillery Phase 4**

A proposal to construct 8,700 sq. ft. of added building area east of the existing buildings on site at 2121 S. Bellview Road in the C-2 (Highway Commercial) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jason Appel*
2. **LSDP: KROG Aviation Hangar**

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 42 Tempel Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jason Ingalls*



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3.

LSDP: Village on Maple Townhomes

A proposal to construct 24 attached townhome units across four buildings with paved parking at 2251-2311 W. Maple Street in the U-NBT (Uptown Neighborhood Transition) zoning district.

– STAFF: *Nicholas Little*

– REPRESENTED BY: *Jason Ingalls*

4.

LSDP: Red Stone Reserve (Dixieland Apartments)

A proposal to construct 48 units on 4.2 acres with a gross building area of 42,836 square-feet near the southwest corner of W. Olrich and S. Dixieland Road in the RMF-11.5 (Residential Multi-Family, 11.5 units per acre) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *Chase Allison*

5.

LSDP: Crossmar Hangar

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 1032 Happy Trails Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *Jason Ingalls*

6.

LSDP: Assembled Products

A proposal to construct a 75,000 sq. ft. building with paved parking at 405 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

– STAFF: *Zachery Birdsong*

– REPRESENTED BY: *David Gilbert*

PUBLIC HEARING:

1.

INFORM Rogers: Comprehensive Plan & Unified Development Code

Regarding adoption of 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: As is Auto Sales

A request by As Is Auto Sales, LLC for a Conditional Use Permit to allow the use “Vehicle/Equipment Sales & Rentals” at 1903 S. 1st Street in the C-2 (Highway Commercial) zoning district.

– STAFF: *Christina Moore*

– REPRESENTED BY: *Ryan Ward*



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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.
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 4/16/24 meeting)*
– STAFF: Nicholas Little
– REPRESENTED BY: Bill Watkins

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: