



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

PLANNING COMMISSION MEETING AGENDA

OCTOBER 15, 2024

5:30 PM

SPECIAL PRESENTATION: 5:30 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/85234221247](https://us02web.zoom.us/j/85234221247)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/83041522515](https://us02web.zoom.us/j/83041522515)

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SPECIAL PRESENTATION

MERVIN JEBARAJ, THE DIRECTOR FOR THE CENTER FOR BUSINESS AND ECONOMIC RESEARCH FOR THE UNIVERSITY OF ARKANSAS' WALTON COLLEGE OF BUSINESS WILL PRESENT A BRIEFING ON ECONOMIC AND POPULATION GROWTH IN NORTHWEST ARKANSAS AND ITS IMPACT ON HOUSING AFFORDABILITY. HE WILL ALSO SHARE HIS THOUGHTS ON THE CITY OF ROGERS' NEWLY ADOPTED UNIFIED DEVELOPMENT CODE AS IT RELATES TO HOUSING DEVELOPMENT.

AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:



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a. October 1, 2024

REPORTS :

- a. Development Working Group
- b. Staff
- c. Commissioners

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is offered at this time for select consent agenda items noted below:

- a. Variety Insurance: Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.
- b. Nola's Pantry: Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

CONSENT AGENDA:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

- a. Post 0218 Therapy Parking: Approving a large-scale development located at 1000 W. Poplar Street that includes an additional 24 parking spaces in the T4.2 (formerly Residential Office) zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Jason Ingalls

- b. Variety Insurance: Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

STAFF: Nicholas Little

REPRESENTED BY: Vicky Hernandez

- c. Nola's Pantry: Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

STAFF: Christina Moore

REPRESENTED BY: Alicen Rumsey

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - OLD BUSINESS:

NO ITEMS



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REGULAR AGENDA - NEW BUSINESS:

- a. INFORM Rogers: Q1 Proposed UDC Amendments A public hearing regarding review and adoption of proposed amendments to the Rogers Unified Development Code (UDC).

STAFF: Joe Rexwinkle

CALL FOR RECESS:

If the Planning Commission has referred items 4a, 4b, or 4c to the Zoning Review Committee they will recess at this time and the Zoning Review Committee will convene as noted below. If there are any items on Board of Adjustment's agenda they will convene as noted below.

- a. Zoning Review Committee – HELD IN COMMUNITY ROOM
Item 4a, 4b, or 4c if referred.
- b. Board of Adjustment – HELD IN COUNCIL CHAMBERS
NO ITEMS

CALL TO ORDER:

If recess was taken the Planning Commission will reconvene at this time in the Council Chambers.

- a. Zoning Review Committee Recommendations

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: