



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

PLANNING COMMISSION MEETING AGENDA

NOVEMBER 5, 2024

5:30 PM

LOCATION: COUNCIL CHAMBERS, 301 W. CHESTNUT STREET

PLANNING COMMISSION	HTTPS://US02WEB.ZOOM.US/J/84776080971
BOARD OF ADJUSTMENT	HTTPS://US02WEB.ZOOM.US/J/84776080971
ZONING REVIEW COMMITTEE	HTTPS://US02WEB.ZOOM.US/J/87637926074

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

ACTION ON MINUTES:

1. October 15, 2024

REPORTS :

PUBLIC FORUM:

1. **Halbert Rezone**
Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.



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STAFF: Zachery Birdsong

REPRESENTED BY: Charles Halbert

2. Jones Rezone

Approving a rezoning subject to standard review at 303 S. Promenade Boulevard from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

3. Larkin Rezone

Approving a rezoning subject to standard review at 1771 W. Pleasant Grove Road from zone T5.2 City Medium-Intensity to HC Highway Commercial.

STAFF: Nick Little

REPRESENTED BY: Burke Larkin

CONSENT AGENDA:

1. Big Whiskey at The Grove

Approving a large-scale development located at 1787 W. Pleasant Grove Road that includes a restaurant and multi-tenant spaces in the T5.2 (formerly C-2 Highway commercial) zoning district.

STAFF: Nick Little

REPRESENTED BY: Shane Miller

2. Halbert Rezone

Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Charles Halbert

3. Jones Rezone

Approving a rezoning subject to standard review at 303 S. Promenade Boulevard from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

4. Larkin Rezone

Approving a rezoning subject to standard review at 1771 W. Pleasant Grove Road from zone T5.2 City Medium-Intensity to HC Highway Commercial.

STAFF: Nick Little

REPRESENTED BY: Burke Larkin

REGULAR AGENDA-ITEMS REMOVED FROM CONSENT :

REGULAR AGENDA-OLD BUSINESS:



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REGULAR AGENDA-NEW BUSINESS :

CALL FOR RECESS:

1. **Zoning Review Committee – HELD IN COMMUNITY ROOM**
Item 4a, or 4b if referred.
2. **Board of Adjustment – HELD IN COUNCIL CHAMBERS**

22nd Street Business Park

Requesting a variance to allow reductions in setback requirements and a reduction in the rear Overlay District Buffer yard depth at the northwest corner of W. Hudson and N. 22nd Street in the T5.2 zoning district (formerly C-2 zoning and Overlay district).

STAFF: Zachery Birdsong

REPRESENTED BY: Chaz Russo

Cottages at Bellview, LLC

Requesting a variances from Section 4.7.1.7.C., stating garages shall be rear or side-loaded and Section 5.2.3.D: Driveways, where permitted in exterior yards, shall be separated by a minimum of 60' on 20.34 acres in the northwest of the intersection of W. Garrett Road and S. Bellview Road in the T4.1 zoning district.

STAFF: Nick Little

REPRESENTED BY: Libby Topping

CALL TO ORDER:

COMMISSIONERS' FINAL COMMENTS:

ADJOURN: