



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

PLANNING COMMISSION MEETING AGENDA

NOVEMBER 19, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/82639096911>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/82639096911>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/82784733404>

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AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:

November 5, 2024

REPORTS :

Development Working Group

Staff

Commissioners

- Consider removing second Planning Commission meeting in December.

PUBLIC FORUM:



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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. **2nd Street Rezone:** Approving a rezoning subject to standard review on 10.06 acres off of N. 2nd Street, near the southwest corner of N. 2nd Street and W. Hudson Road from the I-1 zoning district to the T5.2 zoning district.
- b. **Faithful Friends Animal Clinic Rezone:** Approving a rezoning subject to standard review at 5497 S. Pinnacle Hills Parkway from the T2 zoning district to the T4.2 zoning district.

CONSENT AGENDA:

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

- a. **Summerwood Subdivision** Approving a preliminary plat located on 2.09 acres near W. Price Lane & S. 1st Street for 10 lots for single family homes in the T4.1 zoning district.

STAFF: Christina Moore

REPRESENTED BY: Jason Ingalls

- b. **Trinity Grace Church** Approving a large-scale development at 5845 S. Bellview Road for an 8,668-sf addition and paved parking to an existing church in the T2 zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Jared Inman

- c. **Blue Ember Smokehouse** Approving a large-scale development at 1723 W. Pleasant Grove Road for a 5,810-sf restaurant and paved parking in the C-2 (Highway Commercial) zoning district, translated to T5.2 zoning under the new Unified Development Code.

STAFF: Nicholas Little

REPRESENTED BY: Justin Mallett

- d. **2nd Street Rezone** Approving a rezoning subject to standard review on 10.06 acres off of N. 2nd Street, near the southwest corner of N. 2nd Street and W. Hudson Road from the I-1 zoning district to the T5.2 zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Geoff Bates

- e. **Faithful Friends Animal Clinic Rezone** Approving a rezoning subject to standard review at 5497 S. Pinnacle Hills Parkway from the T2 zoning district to the T4.2 zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Deedee Moore

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

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



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REGULAR AGENDA - OLD BUSINESS:

NO ITEMS.

REGULAR AGENDA - NEW BUSINESS:

a. Nicholas & Shea Frakes Rezone A rezone request subject to enhanced review at 5581 S. Bellview Road and a portion of 5537 S. Bellview Road from the T2 zoning district to the T5.1 zoning district.

STAFF: Amber Long

REPRESENTED BY: Will Kellstrom

b. Villas at Turtle Creek Phase 2 Rezone A rezone request on 9.63 acres near the southwest corner of W. Walnut Street & S. 28th Street from the C-2 (Highway Commercial) & RO (Residential Office) zoning districts to the C-3 (Neighborhood Commercial) zoning district, translated to T5.1 zoning under the new Unified Development Code, with a Density Concept Plan.

STAFF: Zachery Birdsong

REPRESENTED BY: Jess Griffin

CALL FOR RECESS:

If the Planning Commission has referred items 4c, 4d, 7a, or 7b 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 4c, 4d, 7a, or 7b if referred.

b. Board of Adjustment – HELD IN COUNCIL CHAMBERS

1. Drop Yard NWA Requesting a variance to differ from the Unified Development Code at 2611 W. Hudson Road in the I-1 (Light Industrial) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Bob Johnson

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: