



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

PLANNING COMMISSION MEETING AGENDA

DECEMBER 3, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/86085863906](https://us02web.zoom.us/j/86085863906)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/84899551807](https://us02web.zoom.us/j/84899551807)

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AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:

- a. November 19, 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



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offered at this time for select consent agenda items noted below:

a. MDM Services Rezone Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

CONSENT AGENDA:

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

a. SOHO Development Approving a large-scale development at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive for 63,818-sf of building space on 239,955-sf of site area in the T5.2 (City Medium-Intensity) zoning district, formerly zoned C-3 (Neighborhood Commercial).

STAFF: Christina Moore

REPRESENTED BY: Geoff Bates

b. 9th Street Development Approving a large-scale development at the intersection of S. 9th Street and W. Linda Lane for 72 townhome/duplex units, with new streets and alleys in the RMF-9.5B (Residential Multifamily, 9.5 units per acre, rental) zoning district with a Density Concept Plan.

STAFF: Nicholas Little

REPRESENTED BY: Landry Stewart

c. Froud Warehouse Expansion Approving a large-scale development at 2095 S. 7th Street for a 55,000-sf warehouse addition in the I-2 (Heavy Industrial) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Casey Tullis

d. 8th Street Motel & Restaurant Approving a large-scale development at 915 S. 8th Street for 10,552-sf hotel, a 2,378-sf fast food restaurant with drive-thru and paved parking in the C-2 (Highway Commercial) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Derek Hileman

e. Pine Street Townhomes Approving a large-scale development near the southwest corner of W. Cypress and S. 15th Street for 32 townhome units in the RMF-5.5 (Residential Multi-Family, 5.5 units per acre) zoning district with a Density Concept Plan.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

f. CORE Office Building Approving a large-scale development at 3951 S. Pinnacle Hills Parkway for a 6-story building for a restaurant and office space in the U-COR (Uptown Core Mixed Use) zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Damon Stone

g. Gateway Plaza Approving a preliminary plat located at the southeast intersection of W. Hudson Road & N. 8th Street in the C-2 (Highway Commercial) zoning district.



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STAFF: Zachery Birdsong
REPRESENTED BY: Ali Karr

h. JC Parking Lot Approving a large-scale development on the southeast corner of W. Highland Knolls Road & S. Pinnacle Hills Parkway for 40 parking stalls on 4.3 acres in the A-1 (Agricultural) zoning district.

STAFF: Zachery Birdsong
REPRESENTED BY: Jake Chavis

i. 22nd Street Business Park Approving a large-scale development at 2255 W. Hudson Road for a 20,625-sf building for vehicle sales and rentals in the C-2 (Highway Commercial) zoning district and Overlay District.

STAFF: Zachery Birdsong
REPRESENTED BY: Chaz Russo

j. MDM Services Rezone Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Nicholas Little
REPRESENTED BY: Bob Johnson

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.

REGULAR AGENDA - NEW BUSINESS:

a. Newell Bellview Development Rezone A rezone request subject to enhanced review on ±7 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long
REPRESENTED BY: Brahm Driver

CALL FOR RECESS:

If the Planning Commission has referred items 4a-4j or 7a 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.

CALL TO ORDER:



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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: