



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

## PLANNING COMMISSION MEETING AGENDA

FEBRUARY 18, 2025

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89253178987](https://us02web.zoom.us/j/89253178987)

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## AGENDA

### **CALL TO ORDER:**

### **ROLL CALL:**

### **DECLARATION OF ABSTENTION:**

### **MINUTES:**

a. February 4, 2025

### **REPORTS :**

### **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. Olympus Rezone** Approving a rezone subject to standard review at 4199 W. New Hope Road from the T4.2 (Neighborhood High-Intensity) zoning district to a mix of the T4.2 (Neighborhood High-Intensity) and T5.2 (City Low-Intensity) zoning districts.

*STAFF: Zachery Birdsong*

*REPRESENTED BY: Will Kellstrom*



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## **CONSENT AGENDA:**

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

**a. Olympus Rezone** Approving a rezone subject to standard review at 4199 W. New Hope Road from the T4.2 (Neighborhood High-Intensity) zoning district to a mix of the T4.2 (Neighborhood High-Intensity) and T5.2 (City Low-Intensity) zoning districts.

*STAFF: Zachery Birdsong*

*REPRESENTED BY: Will Kellstrom*

## **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:**

**a. Beauty 4 Ashes Investments Rezone** Approving a rezone subject to standard review at 721 W. Persimmon Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

*STAFF: Amber Long*

*REPRESENTED BY: Ben Fernando*

**b. Dung Nguyen & Xinh Dinh Le Rezone** A rezone request subject to enhanced review at 315 S. Promenade Boulevard from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district. *(Tabled at 1/21/25 PC Meeting)*

*STAFF: Amber Long*

*REPRESENTED BY: Will Kellstrom*

## **REGULAR AGENDA - NEW BUSINESS:**

**a. Annual review of the Rogers Comprehensive Plan in accordance with Section 2.9.3 of the Unified Development Code.** During this session we will hold a public hearing and begin discussing potential changes to the Future Land Use Map (FLUM).

*STAFF: Joe Rexwinkle*

**b. HOFCO Rezone** Approving a rezone on ±17 acres located NE of Bellview and Perry Road from the T2 (Rural) zoning district to the T5.2 (City Medium-Intensity) and T5.1 (City Low-Intensity) zoning district.

*STAFF: Nicholas Little*

*REPRESENTED BY: Taylor Lindley*

**c. Review sign code draft.**

*STAFF: Zachery Birdsong*



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**COMMISSIONERS' FINAL COMMENTS:**

**ADJOURN PLANNING COMMISSION:**

**CALL TO ORDER BOARD OF ADJUSTMENT:**

NO ITEMS.