



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

PLANNING COMMISSION MEETING AGENDA

MARCH 4, 2025

5:30 PM

ONLINE VIEWING:

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/88565785317](https://us02web.zoom.us/j/88565785317)

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88565785317](https://us02web.zoom.us/j/88565785317)

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 BOARD OF ADJUSTMENT:

MINUTES:

a. February 4, 2025

OLD BUSINESS :

NEW BUSINESS:

a. **Armstrong Bank Variance** Requesting a variance from the Unified Development Code at 805 S. 52nd Street in the T5.2 (City Medium-Intensity) zoning district.
STAFF: Nicholas Little
REPRESENTED BY: Brittany Lander

ADJOURN BOARD OF ADJUSTMENT:

CALL TO ORDER PLANNING COMMISSION:



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

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

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



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

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

c. RRA Real Estate Developers Rezone Approving a rezone subject to enhanced review on 44.27 acres near the intersection between W. Pleasant Grove Road & S. Rainbow Road from the T2 (Rural) zoning district to a mix of the T5.1 (City Low-Intensity), T4.1 (Neighborhood Medium-Intensity), and T4.2 (Neighborhood High-Intensity) zoning districts. *(Tabled at 1/7/25 PC Meeting)*

STAFF: Nicholas Little

REPRESENTED BY: Taylor Lindley

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

a. 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

a. Review sign code draft.

STAFF: John McCurdy

COMMISSIONERS' FINAL COMMENTS:

ADJOURN PLANNING COMMISSION: