



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

PLANNING COMMISSION MEETING AGENDA

MAY 6, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION	HTTPS://US02WEB.ZOOM.US/J/82516700169
BOARD OF ADJUSTMENT	HTTPS://US02WEB.ZOOM.US/J/82516700169

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 PLANNING COMMISSION:

1. ROLL CALL:

2. ACTION ON MINUTES:

- a. Approving April 15, 2025 meeting minutes.

3. CONSENT AGENDA:

The Planning Commission will offer anyone in attendance the opportunity to express interest in speaking on an item on consent. When they do so, please identify yourself, and the Commission will remove the item you're interested in from Consent Agenda to Old Business. Anything not removed from Consent Agenda will be approved with one motion and vote.

a. La Creperie Rezone

A rezone subject to enhanced review at 602 N. 8th Street & 813 W. Rozell Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes



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

b. Marco Reyes Riveiro Rezone

A rezone subject to enhanced review at 1400 N. D Street from the T3.1 (Neighborhood Low-Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes

c. Marco Reyes Rezone

A rezone subject to enhanced review at 509 N. 8th Street and 0.15 acres directly south from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes

4. PUBLIC HEARINGS:

a. OLD BUSINESS

Items previously discussed and tabled.

i. Maple Grove – A request to consider a rezoning subject to enhanced review for property at 800 S Arkansas St from zone T4.1 to T5.1.

Staff: Amber Long, Planner II

Applicant: Ben Fernando

b. ITEMS REMOVED FROM CONSENT

Items removed from Consent Agenda.

c. NEW BUSINESS

5. REPORTS :

a. COMMISSIONERS

b. STAFF

i. Quarter 1, 2025 Unified Development Code Amendments

Staff: Joseph Rexwinkle, Deputy Director of Planning

Applicant: John McCurdy, Community Development Director

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

1. ACTION ON MINUTES:

a. Approving April 15, 2025 meeting minutes.



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

2. OLD BUSINESS :

- a. None.

3. NEW BUSINESS:

a. Crossfit NWA Variance

Requesting a variance from the Unified Development Code at 3207 W. Arapaho Drive in the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Matt Loos

b. Voja Radosavljevic Variance

Requesting a variance from the Unified Development Code at 416 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Voja Radosavljevic

ADJOURN BOARD OF ADJUSTMENT: