



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

PLANNING COMMISSION MEETING AGENDA

AUGUST 19, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/82478368404](https://us02web.zoom.us/j/82478368404)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/82478368404](https://us02web.zoom.us/j/82478368404)

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:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving August 5, 2025, meeting minutes.

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.

PUBLIC HEARINGS:

- a. **OLD BUSINESS** - Items previously discussed and tabled.
- b. **ITEMS REMOVED FROM CONSENT** - Items removed from consent agenda.
- c. **NEW BUSINESS**



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

a. Inicio Rezone

A rezone subject to standard review at 504 & 511 S. B Street from the T5.2 (City Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Hannah Cicioni

b. St. Vincent de Paul Rectory Expansion Rezone

A rezone subject to standard review at 1300 W. Cypress Street from the T3.1 (Neighborhood Very Low Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Josh Lane

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

ACTION ON MINUTES:

a. Approving August 5, 2025

OLD BUSINESS :

a. NONE

NEW BUSINESS:

a. Massco Dental Expansion Variance

Requesting a variance from the Unified Development Code at 1506 N. 2nd Street in the HC (Highway Commercial) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Caroline Fox

b. Thrasher Investments Variance

Requesting a variance from the Unified Development Code at 2010 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: Leah Thrasher



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

ADJOURN BOARD OF ADJUSTMENT: