



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

PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 16, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89370552055](https://us02web.zoom.us/j/89370552055)

BOARD OF ADJUSTMENT: N/A

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:

ROLL CALL:

ACTION ON MINUTES:

- a. September 2, 2025 meeting minutes.

CONSENT AGENDA:

PUBLIC HEARINGS:

- a. OLD BUSINESS - Items previously discussed and tabled.
- b. ITEMS REMOVED FROM CONSENT - Items removed from Consent Agenda.
- c. NEW BUSINESS

a. 21st Street Property Rezone

A rezone subject to standard review at 2140 S. 21st Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Loral Scates, Planner I



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REPRESENTED BY: Drew Dinger, Halff Associates

REPORTS :

- a. COMMISSIONERS
- b. STAFF

ADJOURN PLANNING COMMISSION:

BOARD OF ADJUSTMENT - NO MEETING:



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planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on September 2, 2025 at 5:30 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens and Ezequiel Tovar.

ACTION ON MINUTES

Motion by McClure, second by Jensen to approve the August 19, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business

None.

New Business

- i. Butterfield Stage Rezone

A rezone subject to standard review at 519 N. 8th Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Zachery Birdsong noted this site is located interior to the Urban Neighborhood placetype and the request to T4.2 is a standard review in this designation. A mix of residential, civil, and commercial uses are allowed in T4.2 zoning. Single-family residential, townhomes, and commercial uses currently exists along 8th north and south of Persimmon. The property abuts an arterial street and nearby properties along 8th Street had rezones approved to T4.2 earlier this year. Staff recommends approval of the request.

The applicant was not present.

The Chairman opened the public hearing for comments. There were none.

The public hearing was declared closed.

Motion by Jensen, second by McClure to recommend the request to City Council for approval as presented.

Voice Vote: Unanimous. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

Planning Deputy Director Joe Rexwinkle gave an update on the Policy Committee and said they have sent out surveys to determine when they will meet. A survey will be sent to all commissioners once the members of the Policy Committee have completed theirs.

ADJOURN

There being no further business, the Chair adjourned the meeting at 5:35 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

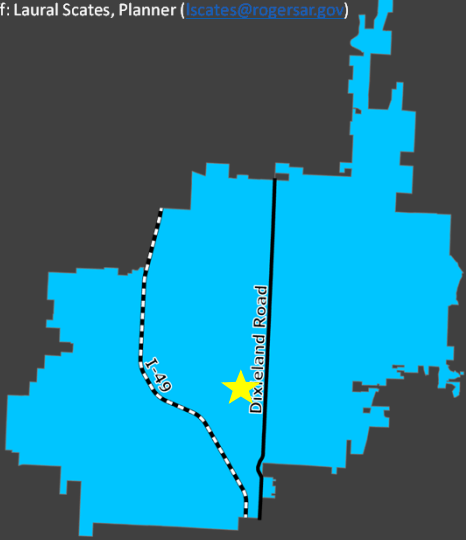
Steve Lane, Chairman



Rezone 21st Street

PLANNING

Staff: Laural Scates, Planner (lscates@rogersar.gov)



Vicinity Map

History
The BOA approved a rezone from T2 to T4.1 on 8/5/25
City Council denied the rezone on 8/12/25

Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T3.2

Location
2140 S 21st St
Parcel 02-01859-000

Representative
Drew Dingler

Nature of the Request:

The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:

- Proposal: The applicant is proposing to rezone 5 acres to T3.2(Neighborhood Low Intensity) as presented in the Neighborhood Fabric placetype.
- Review Type: Standard



Rezone 21st Street

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Geolocation

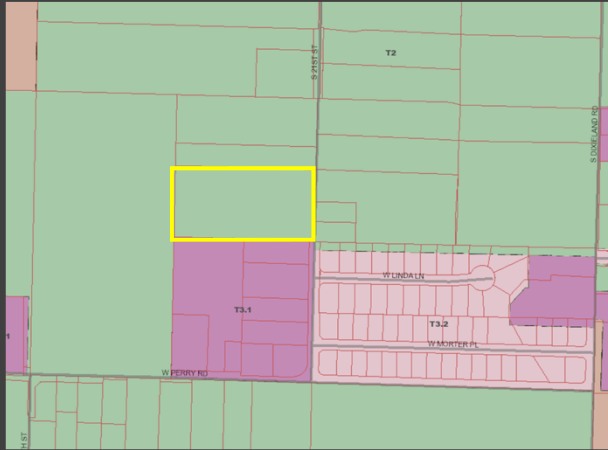
Location Description

Northeast Rogers; 5 acres along S 21st Street
Parcel

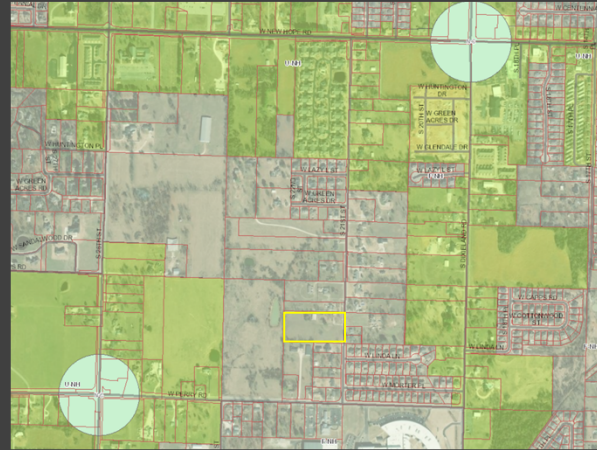


Rezone 21st Street

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Current Zoning



FLUM

Current Zoning

T2 – Rural: A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development.

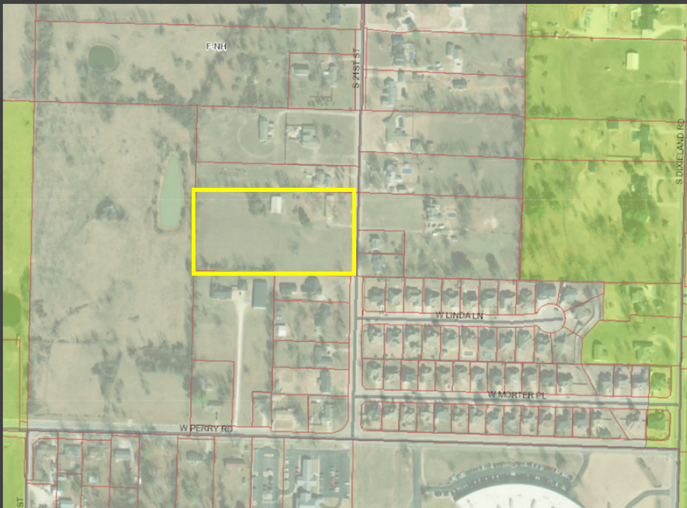
Proposed Zoning

T3.2 – Neighborhood Low-Intensity: A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited.



Rezone 21st Street

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Rezone Request

1. **T3.2** in **Neighborhood Fabric** is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled "SR" in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3
Urban Neighborhood			ER	SR	SR	ER		
Fabric			SR	SR	ER			

Placetype

Urban Neighborhood

Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone 21st Street

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Uses Allowed in T3.2

- Residential uses (excluding apartments), agriculture, and civic uses.

Use Standards in T3.2

- There are no building-type specific standards applicable to detached houses.
- Attached houses are only permitted when no more than one entrance is on a street-facing façade.
- Duplexes are only permitted when located on a lot abutting a street on the Master Street Plan excluding through lots; or on a corner lot where no more than one entrance and one garage door is on any one street-facing façade.
- Multi-unit houses are permitted only when located on a lot abutting any street on the Master Street Plan, excluding through lots.
- Townhouses are permitted only when located on lots with frontage on a street on the Master Street Plan.

Selected Zone Standards in T3.2

- Max Height 2.5 stories
- Setbacks (15 ft exterior, 5 ft interior)

Table 4.6.A Permitted Principal Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2	Use-Specific Standards
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P		4.7.1
Detached House	P	P	P	P	P	P									
Cottage House	P	P	P	P	P	P									
Attached House	P	P	P	P	P	P									
Duplex		P	P	P	P	P									
Multi-Unit House		P	P	P	P	P									
Town House			P	P	P	P	P	P	P			P			
Apartment House				P	P	P	P	P	P			P			

Placetype

Urban Neighborhood

Placetype Description

“Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 6.



Rezone 21st Street

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Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

One neighbor called to request more information about the project in general. One neighbor emailed in opposition.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.2 Enhanced Review Districts

The Director shall place applications for enhanced review districts on the regular agenda and the Commission shall hold a separate public hearing.

Possible Planning Commission Motions for Standard Review:

- Recommend approval or denial. Either motion is deemed to pass when a majority of the quorum present vote in favor; or
- Table the request to a date certain not to exceed 60 days for more information. Such a motion requires a majority of the quorum present to pass; or
- Dismiss the request and the applicant's request. Such a motion requires a majority of the quorum present to pass.



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OFFICE USE ONLY

Permit Fee: _____
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Halff Associates Inc. on behalf of Horizon Plan Investments, LLC

ADDRESS: 2407 SE Cottonwood St SUITE #: 1

GENERAL LOCATION OF PROPERTY: 2140 S 21st Street

PARCEL NUMBER(S) OF PROPERTY: _____

PARCEL NUMBER: 02-01859-000

PHONE #: 479-579-3984 EMAIL: ddingler@halff.com

PROPERTY OWNER: Billings Family Trust-Richard E PHONE #: _____

PRESENT USE: Residential ZONING: T2

PROPOSED USE: Residential ZONING: T3.2

8/21/2025

Applicant Signature

Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Parcel Number for property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Jennifer Poole, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See attached

LAYMAN'S DESCRIPTION: 2140 S 21st Street

PRESENT ZONING: T2

ZONING REQUEST: T4.1

Respectfully Submitted,

By: Jennifer Poole
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 19 day of June, 2025

Julie Ann Frus
Notary Signature

Julie Ann Frus
Notary Name Printed

May 14, 2032
Commission Expires



BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that Halff Associates Inc. on behalf of Horizon Plan Investments, LLC is applying to the Rogers Planning Commission to rezone certain real property at 2140 S 21st Street.

PERMIT NUMBER: RZ25-00340

The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: #02-01859-000

Legal Description From Warranty Deed Book 2003 Page 34885

The S1/2 of the NE1/4 of the NW1/4 of the SW1/4 of Section 23, Township 19 North, Range 30 West.

LAYMAN'S DESCRIPTION: 2140 S 21st Street

PRESENT ZONING: T2

ZONING REQUEST: T3.2

A public hearing by the Rogers Planning Commission will be held on September 19th, 2025 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

For more information, please contact:

City of Rogers Community Development
301 W Chestnut St.
Rogers, AR 72756
Email: planning@rogersar.gov
Phone: 479-621-1186

Respectfully Submitted,

By: _____
(Applicant's Signature)

Parcel #	Owner Name	Site Address	Acres	Mailing Address		
02-01850-000	THOMPSON TRUST, RAY & MARILYN	2131 S 21ST ST	4.21	2131 S 21ST ST	ROGERS	AR
02-01850-001	BRUNTON FAMILY TRUST- JAMES ALEXANDER & RACHEL NICOLE	2143 S 21ST ST	0.33	2143 S 21ST ST	ROGERS	AR
02-01850-002	IRVINE, KEITH L	2141 S 21ST ST	0.41	2141 S 21ST ST	ROGERS	AR
02-01851-000	LATHAM TRUST, STEVEN R SR & JODY L	2119 S 21ST ST	2.50	2119 S 21ST ST	ROGERS	AR
02-01852-000	BARLETT, PATRICIA ANN & HARRIS REVOCABLE TRUST, CARRIE	2121 S 21ST ST	2.50	2121 S 21ST ST	ROGERS	AR
02-01859-000	BILLINGS FAMILY TRUST-RICHARD E	2140 S 21ST ST	5.00	C/O BILLINGS, SCOTT	ROSEMEAD	CA
02-01860-000	CRONE-TARRON TRUST-DONALD L	2120 S 21ST ST	3.40	2120 S 21ST ST	ROGERS	AR
02-01861-000	EMERT, JOSHUA & CHALESE	2130 S 21ST ST	1.60	2130 S 21ST ST	ROGERS	AR
02-01862-001	KESTER REVOCABLE TRUST, LESLIE A	2111 W PERRY RD	3.39	2111 W PERRY RD	ROGERS	AR
02-01863-000	ROGERS PUBLIC SCHOOL DISTRICT 30	2221 W PERRY RD	19.99	500 W WALNUT ST	ROGERS	AR
02-05400-000	CORTER, DENNIS W & CHANDA L	2222 S 21ST ST	0.76	2222 S 21ST ST	ROGERS	AR
02-05401-000	BIGHAM, CAROL K	2224 S 21ST ST	1.14	2224 S 21ST ST	ROGERS	AR
02-05402-000	FLAKE, MARK & AMY	2228 S 21ST ST	0.76	2228 S 21ST ST	ROGERS	AR
02-19754-000	RAMIREZ-MARTINEZ, JORGE E & RAMIREZ, CINDY J	2011 W LINDA LN	0.29	2011 W LINDA LN	ROGERS	AR
02-19755-000	HAMM, DUANE A	2009 W LINDA LN	0.24	2009 W LINDA LN	ROGERS	AR
02-19756-000	LAMB, JAMES R	2007 W LINDA LN	0.24	2007 W LINDA LN	ROGERS	AR
02-19757-000	MARTINEZ, RAUL	2005 W LINDA LN	0.24	2005 W LINDA LN	ROGERS	AR
02-19777-000	LORA, THOMAS	2006 W LINDA LN	0.24	2006 W LINDA LN	ROGERS	AR
02-19778-000	STRINGER TRUST, BETTY LOU	2008 W LINDA LN	0.24	2008 W LINDA LN	ROGERS	AR
02-19779-000	ONOFRE, TERESA	2010 W LINDA LN	0.29	2010 W LINDA LN	ROGERS	AR
02-19779-001	CITY OF ROGERS		1.07	ATTN: CITY CLERK	ROGERS	AR

