



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 6, 2026

5:30 PM

COUNCIL CHAMBERS, ROGERS CITY HALL, 301 W. CHESTNUT STREET

VIEW ONLINE

<u>PLANNING COMMISSION</u>	HTTPS://US02WEB.ZOOM.US/J/81778051545
<u>BOARD OF ADJUSTMENT</u>	HTTPS://US02WEB.ZOOM.US/J/81778051545

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AGENDA

CALL TO ORDER PLANNING COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving December 2, 2025 meeting minutes.

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 consent agenda items noted below.

CONSENT AGENDA:

Items listed under the Consent Agenda are considered for standard review and may be approved by a single motion. If you wish to provide testimony on any item, please notify the Commission prior to vote so that the item may be moved to New Business for separate consideration.

- b. 24th Street Tiny Homes Rezone (Case #: RZ25-00621)



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A request by Phil Swope to rezone 7.64-acre parcel west of N. 24th Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Audrey Burnett

c. **Park 5 Rezone (Case #: RZ25-00126)**

A request by Park 5 to rezone 40.42-acre parcel off of W. Wallis Road and S. Rainbow Road from the T2 (Rural) zoning district to the T4.1 (Neighborhood High-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: City of Rogers

d. **Stellar Development (Case # RZ25-00638)**

A request by Matt Loos to rezone 9.77-acre northern parcel on S. 26th Street and W. Laurel Ave. from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: Matt Loos

PUBLIC HEARINGS:

a. OLD BUSINESS- Items previously discussed and tabled.

i. No items

b. NEW BUSINESS- Any items removed from Consent Agenda.

i. **Pinnacle Reserve Rezone (Case #: RZ25-00624)**

A request by Pinnacle Reserve to rezone 64.43-acre southern parcel on W. Pleasant Grove Rd and S. Mills Pl. from the HC (Highway Commercial) zoning district and T5.1 (City Low-Intensity) zoning district to the T5.1 (City Low Intensity) and T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: Caleb LeBow

REPORTS:

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT :

ACTION ON MINUTES:

a. Approving December 2, 2025 meeting minutes.



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OLD BUSINESS :

- a. No items.

NEW BUSINESS :

- a. **Arisa Health Sign Variance (VAR25-0627)**

Requesting a variance from the Unified Development Code at 501 S. 40th Street in the T4.2 (Neighborhood High- Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Ken Jones

ADJOURN BOARD OF ADJUSTMENT: