



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

PLANNING COMMISSION MEETING AGENDA

FEBRUARY 3, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/82358620073](https://us02web.zoom.us/j/82358620073)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/82358620073](https://us02web.zoom.us/j/82358620073)

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:

ACTION ON MINUTES:

- a. Approving January 20, 2026 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 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.

a. Horsebarn Road Rezone (Case # RZ25-00699)

A request by Crafton Tull on behalf of Joey and Cheryl White and Kevin Hurlbut to rezone 5421 S. Horsebarn Road and 324 S 52nd Street from the T2 (Rural) and T4.2 (Neighborhood High-Intensity) zoning districts to the T5.2 (City Medium-Intensity) zoning district.



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STAFF: Christina Moore, Planner I
REPRESENTED BY: Taylor Lindley

b. Neuhaus Rezone (Case #: RZ25-00682)

A request Todd Neuhaus to rezone 1800 W. Wood Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High intensity) zoning district.

STAFF: Nick Little, Planner II
REPRESENTED BY: Todd Neuhaus

PUBLIC HEARINGS:

a. OLD BUSINESS - Items previously discussed and tabled.

i. No items.

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

i. Prestwick Holdings, LLC Rezone (Case #: RZ25-00712)

A request by Prestwick Holdings, LLC to rezone a combined 25 acres west of S. 26th Street between Bonnie Lane and W. Perry Road from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Christina Moore, Planner I
REPRESENTED BY: Evan McMahon

ii. Praedium Rogers Rezone (Case #: RZ25-00702)

A request by Praedium Rogers to rezone 4801 S. Champions Drive from the T2 (Rural) zoning district to the T4.2 (Neighborhood High-Intensity), T5.1 (City Low- Intensity), and T5.2 (City Medium-Intensity) zoning district

STAFF: Nick Little, Planner II
REPRESENTED BY: Libby Topping

iii. CSP Pinnacle Springs (Case #: SGN25-0692)

A request by Pinnacle Springs for a Common Sign Plan at 1803 S. 46th Street in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II
REPRESENTED BY: Matthew Robinson, SJC Ventures

REPORTS :

- a. COMMISSIONERS
- b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:



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ACTION ON MINUTES:

- a. Approving January 20, 2026 meeting minutes.

OLD BUSINESS :

- a. No items.

NEW BUSINESS:

a. Hotel Vin Sign Variance (Case #: VAR25-0701)

Requesting a variance from the Unified Development Code at 5501 W. Madison Avenue in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Lee Reinhardt

b. Park 5 Variance (Case #: VAR25-0713)

Requesting a variance from the Unified Development Code at 1499 W. Wallis Road in the T2 (Rural) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Ali Karr

REPORTS :

- a. COMMISSIONERS
- b. STAFF

ADJOURN BOARD OF ADJUSTMENT: