



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

PLANNING COMMISSION MEETING AGENDA

MARCH 3, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88647058788](https://us02web.zoom.us/j/88647058788)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/88647058788](https://us02web.zoom.us/j/88647058788)

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 February 17, 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.



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PUBLIC HEARINGS:

a. **OLD BUSINESS** - Items previously discussed and tabled.

i. No items.

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

i. Urban Thread Rezone (RZ26-00019)

A request by Urban Thread 739 N. 4th Street from the T3.2 (Neighborhood Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long, Planner II

REPRESENTED BY: Megan Riggins

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

ACTION ON MINUTES:

a. Approving February 17, 2026 meeting minutes.

OLD BUSINESS :

a. John Zito Variance (Case #: VAR25-0722)

Requesting a variance from the Unified Development Code at 808 W. Price Lane in the T4.1 (Neighborhood Medium-Intensity) zoning district. **(TABLED 2/17/26)**

STAFF: Amber Long, Planner II

REPRESENTED BY: Chuck Bell

NEW BUSINESS:

a. Chad & Jessica Hildebrandt (Case #: VAR26-0023)

Requesting a variance from the Unified Development Code at 1200 N Quail Ter in the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Christina Moore, Planner II

REPRESENTED BY: Riley Borgerding

b. First National Bank-Pinnacle (Case #: VAR26-0016)

Requesting a variance from the Unified Development Code at 3706 S. Pinnacle Hills Parkway in the



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T5.2 (City Medium-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: Rosemarie Cooney

c. First National Bank-Dixieland Case #: VAR26-0017)

Requesting a variance from the Unified Development Code at 801 N. Dixieland Road in the T4.2

(Neighborhood High-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: Rosemarie Cooney

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN BOARD OF ADJUSTMENT: