



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

PLANNING COMMISSION MEETING AGENDA

AUGUST 4, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84448587732](https://us02web.zoom.us/j/84448587732)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/84448587732](https://us02web.zoom.us/j/84448587732)

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AGENDA

CALL TO ORDER PLANNING COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving July 21, 2026 meeting minutes.

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time.

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.

- i. RZ26-00370 - At 1755 W. Pleasant Grove Rd.

A request by PWX, LLC/ Grove Lot 4 to rezone 1755 W. Pleasant Grove Road from the T5.2 (City



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Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Christina Moore, Planner I

OWNER: Shane Miller

ii. RZ26-00366 - At 2718 S. Champions Dr.

A request by Shemin/Champions Drive to rezone 2718 S. Champions Drive from the T2 (Rural) zoning district to the t5.2 (City Medium-Intensity) zoning district.

STAFF: Laural Scates, Planner I

OWNER REPRESENTED BY: Matt Loos, Olsson

PUBLIC HEARINGS:

a. OLD BUSINESS — Items previously discussed and tabled.

i. RZ26-00345 - At 6253 S. Mt Hebron Rd.

A request by GMD Investments to rezone 6253 S. Mt Hebron Rd. from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) and T4.2 (Neighborhood High-Intensity) zoning districts. (TABLED 7/21/26)

STAFF: Amber Long, Planner II

OWNER REPRESENTED BY: William Burckart, Burckart Construction and Matt Loos, Olsson Engineering

b. NEW BUSINESS — Items removed from Cosent Agenda.

i. SGN26-0368 – At 5115 W. JB Hunt Dr.

A request by the Northgate Holdings for a Common Signage Plan at 5115 W. JB Hunt Drive in the T6.1 (Regional Low-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Katie Conner, Sage Partners

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

ACTION ON MINUTES:

a. Approving July 7, 2026 meeting minutes.

OLD BUSINESS:



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NEW BUSINESS:

a. VAR26-0369 – 303 S. Arkansas Street

A request by Sign Studio on behalf of First National Bank Downtown Rogers for a variance to differ from the Unified Development Code at 303 S. Arkansas St. in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Best Sign Studio

b. VAR26-0365 – 1609 N. 24th Street

A request by Best Sign Group on behalf of Rogers Public Schools for a variance to differ from the Unified Development Code at 1609 N. 24th Street in the I-1 (Light Industrial) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: Sign Studio

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN BOARD OF ADJUSTMENT: