



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>January 19, 2021</b>
<b>Location:</b>	<b>Virtual (Zoom)</b>
<b>Committee Sessions:</b>	<b>4:00 PM</b>
<b>Regular Session:</b>	<b>5:00 PM</b>

### MEETING INSTRUCTIONS

- To attend via computer:  
[CLICK THIS LINK](#) and enter Webinar Password [814438](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [8932 1132 8065](#) when prompted.
- Each meeting will take place in the same Zoom room. The Regular Session will begin once the last Committee meeting ends.
- Members of the public wishing to provide input are strongly encouraged to do so in writing. Please email your statement, questions, or concerns to the Planning Commission at [planningcommission@rogersar.gov](mailto:planningcommission@rogersar.gov) before 5:00 PM Tuesday.

### VIRTUAL PARTICIPATION

- Planning Commissioners and Staff are the only visible attendees. All attendees are automatically muted and invisible to others upon entry. Staff will enable/disable talk for each speaker.
- If representing an agenda item or speaking in a public hearing:
  - Click **RAISE HAND** when prompted by the chairman. Staff will enable speaking for your presentation and disable speaking when done.
  - **Dial \*9** to **RAISE HAND** if attending meeting by phone.
- Proof of public notice (**green Return Receipt cards**) for public hearing items must be **emailed or delivered** to Planning Staff by **5:00 PM Tuesday**. There is a dropbox outside City Hall for deliveries.

**COMMITTEE SESSIONS – 4:00 PM**

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**PLANS & POLICIES COMMITTEE**

1. RZN/DCP: Pinnacle Hills Active Living

**DEVELOPMENT REVIEW COMMITTEE**

1. LSDP: Texas Roadhouse
2. LSDP: Hutton Multifamily
3. LSDP: Lisa Academy
4. LSDP & SPLIT: Dixieland Townhomes
5. Preliminary Plat: Villas at Cobble Creek
6. Preliminary Plat: Pinnacle Village

**REGULAR SESSION – 5:00 PM**

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**CALL TO ORDER**

**ROLL CALL**

**ACTION ON MINUTES**

1. January 5, 2021

**REPORTS FROM STAFF**

**REPORTS FROM BOARDS AND COMMITTEES**

1. Plans & Policies Committee
2. Development Review Committee

**CONSENT AGENDA**

**OLD BUSINESS**

1. CUP: Rainbow Road Self-Storage

A request for a Conditional Use Permit to allow the use “Warehousing and Storage” at 503 S. Rainbow Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Beth Johnson*
- *REPRESENTED BY: Bill Watkins*

2. RZN/DCP: Pinnacle Hills Active Living

A request to rezone ±9.04 acres at the NW corner of W. Pleasant Grove Road and S. Champions Drive from C-3 (Neighborhood Commercial) to the C-3 (Neighborhood Commercial) zoning district with acceptance of a Density Concept Plan.

- *STAFF: Ethan Hunter, Kristifier Paxton*
- *REPRESENTED BY: Michael Clotfelter*

## **PUBLIC HEARINGS**

### **1. CUP: Sixteen Ninety Nine, LLC**

A request for a Conditional Use Permit to allow the use "Convenience Store with Gas Sales" at 1710 W. Hudson Road in the C-2 (Highway Commercial) and Overlay zoning districts.

- *STAFF: Amber Long*
- *REPRESENTED BY: Satnam Singh*

## **NEW BUSINESS**

### **1. LSDP: Texas Roadhouse**

A request to allow the construction of a 7,823-SF building and paved parking lot located on ±3.55 acres at 2922 S. 26<sup>th</sup> Street in the C-4 (Open Display Commercial) and Overlay zoning districts.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Matthew Budde*

### **2. LSDP: Hutton Multifamily**

A request is to allow the construction of a 285-unit apartment complex and paved parking lot located on ±19.9 acres at 2700-2704 S. Champions Drive in the U-COM (Uptown Commercial Mixed-Use) and U-NBT (Uptown Neighborhood Transition) zoning districts.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Daniel Ellis*

### **3. LSDP: Lisa Academy**

A request to allow the construction of a 45,000-SF school and paved parking lot located on ±6.89 acres at 590 S. Horsebarn Road in the R-SF (Residential Single-Family) zoning district.

- *STAFF: Beth Johnson, Kristifier Paxton*
- *REPRESENTED BY: Daniel Ellis*

### **4. LSDP & SPLIT: Dixieland Townhomes**

A request to allow the construction of a 24-unit townhome development with an associated Lot Split located on ±4.16 acres at 1601-1629 S. 17<sup>th</sup> Place in the RMF-6B (Residential Multifamily, 6 units per acre) zoning district.

- *STAFF: Beth Johnson, Amber Long, Kristifier Paxton*
- *REPRESENTED BY: Daniel Ellis*

### **5. Preliminary Plat: Villas at Cobble Creek**

A request to approve the preliminary plat for a 22-lot subdivision located on ±6 acres at S. Dixieland Road and W. Saddlebrook Lane in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Daniel Ellis*

### **6. Preliminary Plat: Pinnacle Village**

A request to approve the preliminary plat for a 13-lot subdivision located on ±29.97 acres on S. Pinnacle Hills Parkway north of W. Highland Knolls Road in the U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition) zoning districts.

- *STAFF: Ethan Hunter*
- *REPRESENTED BY: Ryan Gill*

## **ADJOURN**