



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>April 6, 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 [269019](#).
- To attend via phone:  
Call [1-312-626-6799](#) and enter Webinar ID [810 9807 8763](#) 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: The Grove
2. RZN/DCP: Fenwick Properties

### **DEVELOPMENT REVIEW COMMITTEE**

1. LSDP: JP&O Development
2. LSDP: Walmart #5837 Building Expansion
3. LSDP: True-Self Recovery
4. WAIVER: Storage World

## REGULAR SESSION – 5:00 PM

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### **CALL TO ORDER**

### **ROLL CALL**

### **ACTION ON MINUTES**

1. March 16, 2021

### **REPORTS FROM STAFF**

### **REPORTS FROM BOARDS AND COMMITTEES**

1. Plans & Policies Committee
2. Development Review Committee

### **CONSENT AGENDA**

### **OLD BUSINESS**

### **PUBLIC HEARINGS**

#### 1. RZN: Hudson Commercial

A request to rezone 3.19 ± acres located south of the intersection of W. Hudson Rd. and N. 4th St. from the C-2 (Highway Commercial) zoning district to the I-2 (Heavy Industrial) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Geoff Bates*

#### 2. RZN: Hawgeye, LLC

A request to rezone 1.85 ± acres located at 318 S. 52nd St. from the A-1 (Agricultural) zoning district to the R-O (Residential Office) zoning district and amend the Comprehensive Growth Map Designation from the Neighborhood Designation to the Commerce Corridor Designation.

- *STAFF: Amber Long*
- *REPRESENTED BY: Bill Watkins*

3. RZN/DCP: The Grove

A request to rezone 24.78 ± Acres located at S. Dixieland Rd. and W. Broadway Pl. from the R-DP (Residential Duplex and Patio Home) and the RMF 25-B (Residential Multifamily, 25 units per acre) zoning districts to the RMF-9.5B (Residential Multifamily, 9.5 units per acre) zoning district with the acceptance of a Density Concept Plan.

- STAFF: *Ethan Hunter*
- REPRESENTED BY: *Adam Osweiler*

4. RZN/DCP: Fenwick Properties

A request to rezone 0.59 ± Acres located on North 8th St between W. Persimmon St. and Rozell St. from the C-2 (Highway Commercial) zoning district to the RMF-20B (Residential Multifamily, 20 units per acre) zoning district with the acceptance of a Density Concept Plan.

- STAFF: *Ethan Hunter*
- REPRESENTED BY: *Isabel Lane/Bill Watkins*

**NEW BUSINESS**

1. LSDP: JP&O Development

A request to allow the construction of a 3,984-SF medical office building and an 8,881-SF medical office building on 2.00± acres at 4500 & 5402 S. Dixieland Rd. in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *Charles Zardin*

2. LSDP: Walmart #5837 Building Expansion

A request to allow the construction of a 7,000-SF addition, 14 new parking stalls, and a 10-ft pedestrian and bike trail to an existing grocery store development on 6.06± acres at 5000 W. Pauline Whitaker Parkway in the C2-PUD (Highway Commercial, Planned Unit Development) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *John Youll*

3. LSDP: True-Self Recovery

A request to allow the construction of a 2,537-SF building and paved parking on 2.08± acres at 1106 N. 2<sup>ND</sup> Street in the C-4 (Open Display Commercial) / I-1 (Light Industrial) zoning districts.

- STAFF: *Amber Long*
- REPRESENTED BY: *Geoff Bates/William Burse*

4. WAIVER: Storage World

A request to waive certain stormwater management requirements related to an ongoing Large-Scale Development project.

- STAFF: *Kristifier Paxton*
- REPRESENTED BY: *Ryan Evitts*

5. Committee Assignments for New Planning Commissioners

Decide committee assignments for Jorge Andrade, Derek Burnett, and Steve Lane, appointed to Planning Commission on March 23, 2021.

**ADJOURN**