



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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ROGERS PLANNING COMMISSION AGENDA

Date:	October 6, 2020
Location:	Virtual (Zoom)
Committee Sessions:	4:00 PM
Regular Session:	5:00 PM

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 [895 1018 1856](#) 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 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.
- If a speaker has any documents or exhibits they wish to show the commission, please email them to planning@rogersar.gov before 5:00 PM Tuesday.

COMMITTEE SESSIONS – 4:00 PM

PLANS & POLICY COMMITTEE

1. Review proposed code updates

DEVELOPMENT REVIEW COMMITTEE

1. LSDP: The Greens at Blossom Way Phase II
2. LSDP: Tru Hotel
3. LSDP: Magnolia Dog Grooming Facility
4. LSDP: Mill Creek Manor
5. LSDP WAIVER: Dodson Charter School
6. LSDP WAIVER: NWA Ground Services

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. September 15, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. CUP: Gerber Collision & Glass **TO BE WITHDRAWN DUE TO PUBLIC NOTICE ERROR**
A request for a Conditional Use Permit to allow “Vehicle/Equipment Repair and Service” at 2406 W. Hudson Road in the C-2 (Highway Commercial) zoning district.
 - STAFF: Beth Johnson
 - REPRESENTED BY: Mark Olivier
2. RZN: Joseph and Scott Properties
A request to rezone property located at 608 and 610 N. 6th Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.
 - STAFF: Beth Johnson
 - REPRESENTED BY: Glenn Carter
3. RZN: Stitt Energy Systems, Inc.
A request to rezone property located at 1301 S. 8th Street from C-2 (Highway Commercial) to the COM (Commercial Mixed Use) zoning district.
 - STAFF: Beth Johnson
 - REPRESENTED BY: Will Kellstrom

4. RZN: Mary Ellen Miller, Executrix of the Estate of Mary Ellen Pack
A request to rezone 38.18± acres located at S. Bellview Road north of W. Garrett Road from A-1 (Agricultural) to the N-R (Neighborhood Residential) zoning district.
 - STAFF: Kyle Belt
 - REPRESENTED BY: Will Kellstrom

NEW BUSINESS

1. LSDP: The Greens at Blossom Way Phase II
A 270-unit multifamily development with 10 buildings proposed on 11.71 acres at the northeast corner of Bellview Road and 28th Street in the RMF-28B (Residential Multifamily, 28 units per acre) zoning district.
 - STAFF: Beth Johnson/Kristifier Paxton
 - REPRESENTED BY: Daniel Ellis
2. LSDP: Tru Hotel
A four-story 43,653-sf hotel proposed at 310 S. 45th Street in a mix of the C-2 (Highway Commercial) and A-1 (Agricultural) zoning districts.
 - STAFF: Beth Johnson/Kristifier Paxton
 - REPRESENTED BY: Phil Swope
3. LSDP: Magnolia Dog Grooming Facility
Two commercial buildings totaling 8,500-sf proposed at 1301 S. 43rd Street in the R-O (Residential Office) zoning district.
 - STAFF: Beth Johnson/Kristifier Paxton
 - REPRESENTED BY: Barry Williams
4. LSDP: Mill Creek Manor
A 4,310-sf nursing facility proposed at 2029 S. Hampton Place in a mix of the R-MF (Residential Multifamily) and the A-1 (Agricultural) zoning districts.
 - STAFF: Beth Johnson/Kristifier Paxton
 - REPRESENTED BY: Kyle Salyer
5. LSDP WAIVER: Dodson Charter School
A request to waive connectivity and street improvement requirements for a proposed Large-Scale Development prior to project submittal.
 - STAFF: Kristifier Paxton
 - REPRESENTED BY: Dennis Blind
6. LSDP WAIVER: NWA Ground Services
A request to waive access management standards to allow an additional curb cut at 2121 S. Bellview Road in association with a Large-Scale Development project previously approved in May 2019.
 - STAFF: Kristifier Paxton
 - REPRESENTED BY: Bill Watkins

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