



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
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(479) 621-1186

## ROGERS PLANNING COMMISSION AGENDA

<b>Date:</b>	<b>October 20, 2020</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 [823 6235 6037](#) 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.
- If a speaker has any documents or exhibits they wish to show the commission, please email them to [planning@rogersar.gov](mailto:planning@rogersar.gov) before 5:00 PM Tuesday.

**COMMITTEE SESSIONS – 4:00 PM**

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**PLANS & POLICY COMMITTEE**

1. RZN/DCP: Everest Avenue Townhomes
2. RZN/DCP: Cottonwood Multifamily LLC

**DEVELOPMENT REVIEW COMMITTEE**

1. LSDP: Trailside
2. LSDP: Shake’s Frozen Custard
3. PLAT VARIANCES: DTG Investments LLC

**REGULAR SESSION – 5:00 PM**

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**CALL TO ORDER**

**ROLL CALL**

**ACTION ON MINUTES**

1. October 6, 2020

**REPORTS FROM STAFF**

**REPORTS FROM BOARDS AND COMMITTEES**

**CONSENT AGENDA**

**OLD BUSINESS**

1. RZN/DCP: Everest Avenue Townhomes  
A request to rezone 4.06± acres located at the NE corner of S. Everest Avenue and W. Everest Avenue from RMF-9A (Residential Multifamily/9 units per acre) to the RMF-12A (Residential Multifamily/12 units per acre) zoning district with acceptance of a Density Concept Plan.
  - STAFF: *Ethan Hunter*
  - REPRESENTED BY: *Geoff Bates*

**PUBLIC HEARINGS**

1. CUP: Gerber Collision & Glass  
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/DCP: Cottonwood Multifamily, LLC  
A request to rezone 8.08± acres located west of S. 8<sup>th</sup> Street and north of W. Banz Road from A-1 (Agricultural) to the RMF-12B (Residential Multifamily/12 units per acre) zoning district with acceptance of a Density Concept Plan.
  - STAFF: *Ethan Hunter*
  - REPRESENTED BY: *Blake Murray*

## **NEW BUSINESS**

1. **LSDP: Shake's Frozen Custard**

A 1,112-sf drive-thru restaurant and paved parking lot on 0.30± acres at 4201 W. Walnut Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Ethan Hunter*
- *REPRESENTED BY: Daniel Ellis*

2. **LSDP: Trailside**

A 14-unit townhome development and paved parking lot on 1.61± acres at 4400-4426 W Oliver Drive in the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Beth Johnson*
- *REPRESENTED BY: Barry Williams*

3. **PLAT VARIANCES: DTG Investments LLC**

A request for two N-R zoning variances for a proposed Preliminary Plat prior to project submittal.

- *STAFF: Ethan Hunter*
- *REPRESENTED BY: Bill Watkins*

## **ADJOURN**