



DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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**Rogers Planning Commission  
January 7, 2020**

**Development Review Committee  
Community Room**

**4:00 p.m.**

LSDP, Transplace  
LSDP, Arkansas Swim Academy  
LSDP, Fitzroy Apartments  
Lot Split, Hews Ark

**Plans & Policy Committee  
Conference Room 1**

**4:30 p.m.**

DCP, Shadowbrooke Ph. III  
DCP, Village View

**REGULAR SESSION  
City Council Chambers  
5:00 p.m.**

**AGENDA**

**PUBLIC COMMENT PERIOD**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ACTION ON MINUTES** (December 17, 2019)

**REPORTS FROM STAFF**

**REPORTS FROM BOARDS AND COMMITTEES**

**CONSENT AGENDA**

## **OLD BUSINESS**

1. A request by Shadowbrooke at the Peaks Ph. III to rezone 7.82 acres north of W. Everest Avenue and east of S. Kilimanjaro Way from the RMF-9A PUD (Residential Multifamily, 9 units per acre, ownership, Planned Unit Development) zoning to the RMF-9A (Residential Multifamily, 9 units per acre, ownership) zoning district with a Density Concept Plan.

Geoff Bates

## **PUBLIC HEARINGS**

1. A request by Morrison Shipley for Crescent View Phase 2 to rezone 38.4 acres south of Crescent View Phase 1 from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district.

John Wary

2. A request by Bellview Urban Center to rezone 2225 S. Bellview Road from a mix of R-O (Residential Office) and C-2 (Highway Commercial) to the U-COM (Uptown Commercial Mixed Use) zoning district.

Bill Watkins

3. A request by ABS Option Company to rezone 100 acres east of Gaston Road, west of Scissortail Subdivision, from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district.

Bill Watkins

4. A request by Village View to rezone 5715 W. Stoney Brook Road from A-1 (Agricultural) to the RMF-9A (Residential Multifamily, 9 units per acre, ownership) zoning district with a Density Concept Plan.

Josh Porter

5. A request by Valley Springs Rentals to rezone 326 N. 4<sup>th</sup> Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

Bill Watkins

6. A request by Melissa Young for a Conditional Use Permit to allow an outdoor vendor park on 0.37 acres west of 1112 W. Elm Street in the C-2 (Highway Commercial) zoning district.

Melissa Young

7. A request by Seyed Soheil for a Conditional Use Permit to allow vehicle washing at 4601 W. Walnut Street in the C-2 (Highway Commercial) zoning district.

Seyed Soheil

8. A request by Top Shelf Marine for a Conditional Use Permit to allow marine sales, rentals, & services at 2701 NE Hudson Road in the C-2 (Highway Commercial) zoning district.

Stacie Fultz

9. A request by Pinnacle Corner, LLC to rezone 1.29 acres northwest of the intersection of West Park Avenue and S. Pinnacle Hills Parkway from C-2 (Highway Commercial) to the U-COR (Uptown Core Mixed Use) zoning district.

Daniel Ellis

10. A request by Pinnacle Corner, LLC to rezone 6.66 acres east of S. Pinnacle Hills Parkway, north of the Tacos 4 Life restaurant, from C-2 (Highway Commercial) to the U-COR (Uptown Core Mixed Use) zoning district.

Daniel Ellis

11. A request by Pinnacle Corner, LLC to rezone 5.68 acres west of S. JB Hunt Drive, north of the Saltgrass Steakhouse, from C-2 (Highway Commercial) to the U-COR (Uptown Core Mixed Use) zoning district.

Daniel Ellis

## **NEW BUSINESS**

1. LSDP, Transplace, a 150,000-sf office building on 10.6 acres at 4909 W. Magnolia St. in the C-2 (Highway Commercial) zoning district and in the city's Overlay District.

Daniel Ellis

2. LSDP, Arkansas Swim Academy, 8,011-sf structure including pool area at 3709 W. Southern Hills Boulevard in the Southern Hills Business C-2 (Highway Commercial) zoning district.

Joey Ingle

3. LSDP, Fitzroy Apartments, a 200-unit multifamily development on 13.20 acres between W. Laurel Avenue and S. 26<sup>th</sup> Street in the RMF-19B (Residential Multifamily, 19 units per acres, rentals) with a Density Concept Plan.

Ryan Gill

4. Lot Split, Hews Ark, a proposed lot split for a cell tower under development on 0.64-acre site at 599 N. 13<sup>th</sup> Street. Lot split approval to include a variance for the building setbacks in the I-1 (Light Industrial) zoning district.

Kyle Elliot

5. Schedule of Use Revisions, previously approved changes to the Zoning Code Schedule of Uses to be codified by City Council.

Staff

6. Election of a new slate of Planning Commission Officers and acceptance of the Committee Assignments.

Staff

**ADJOURN**