



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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Rogers Planning Commission April 16, 2019

Development Review Committee Community Room

4:00 p.m.

LSDP, Legends Soccer
LSDP, Culver's
LSDP, Walk-On's
LSDP, Mundo Tech Phase 2
LSDP, Nabholz
Preliminary Plat, Wire Ridge
Preliminary Plat, Shadow Valley 10

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

AGENDA

PUBLIC COMMENT PERIOD

PLEDGE OF ALLEGIANCE

ROLL CALL

ACTION ON MINUTES (April 2, 2019)

REPORTS FROM STAFF:

REPORTS FROM BOARDS AND COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

1. TRACT SPLIT, Valley West Phase 2, a 17-lot townhouse development on N. Valley West Drive in the RMF-8A (Residential Multifamily, eight units per acre, ownership) zoning district.

Daniel Ellis

PUBLIC HEARINGS:

1. A request by Bell Construction Solutions for Larry and Connie Ellis to rezone 1620 S. Anthony Street from R-SF (Residential Single Family) to the N-R (Neighborhood Residential) zoning district. (Tabled at the 4-2-19 meeting.)

Chuck Bell

2. A request by 3712 PHP, LLC to rezone 3712 S. Pinnacle Hills Pkwy. from the R-O (Residential Office) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

Kristen Boozman

3. A request by Platinum Building Group to rezone 1623 and 1625 S. Dixieland Road from a mix of A-1 (Agricultural) and N-R (Neighborhood Residential) to the RMF-6 (Residential Multifamily, 6 units per acre) zoning district.

Julio Cesar Garcia

4. A request by Justin Hadley for T-Mobile for a Conditional Use Permit to allow a freestanding communication tower at 599 N. 13th Street in the I-1 (Light Industrial) zoning district.

Justin Hadley

5. A request by Kezie Odunukwe for a Conditional Use to allow assembly, ceremonies, weddings and bed and breakfast at 2510 S. Dixieland Rd. in the A-1 (Agricultural) zoning

Kezie Odunukwe

6. A request by Ricky and Lily Dyer for a Conditional Use to allow vehicle/equipment repair and installation, vehicle/equipment sales and rentals, and animal grooming at 700 N. 8th St. in the C-2 (Highway Commercial) zoning district

Ricky and Lily Dyer

NEW BUSINESS:

1. LSDP, Legends Soccer Complex, two buildings at 27,720-sf and 10,560-sf on 13.5 acres at 1307 and 1309 S. Rainbow Road in the C-3 (Neighborhood Commercial) zoning district.

Ryan Gill

2. LSDP, Culver's, two restaurant/retail structures at 4,361-sf and 3,500-sf on 2.02 acres at 4202 and 4204 W. New Hope Road in the C-2 (Highway Commercial) zoning district.

Diego Garcia

3. LSDP, Walk-On's, a 7,635 sf restaurant at 4044 S. JB Hunt Drive in the C-2 (Highway Commercial) zoning district.

Daniel Ellis

4. LSDP, Mundo Tech Phase 2, a proposed 11,980-sf second building at 1745 S. 1st Street in the I-1 (Light Industrial) zoning district.

Jason Ingalls

5. LSDP, Nabholz Office Expansion, a 7,500-sf building addition on 1.5± acres at 3301 N. 2nd Street in the R-O (Residential Office) and I-1 (Light Industrial) zoning district.

Daniel Ellis

6. Preliminary Plat, Wire Ridge, a 45-lot subdivision on 9 acres at 2608 S. Old Wire Road in the RSF-5 (Residential Single Family, 5 units per acre) zoning district.

Geoff Bates

7. Preliminary Plat, Shadow Valley Phase 10, a 100-lot addition to the Shadow Valley Planned Unit Development at W. Pleasant Grove Road and Highway 112 in the N-R (Neighborhood Residential) zoning district.

Daniel Ellis

ADJOURN