



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ROGERS PLANNING COMMISSION AGENDA

Date:	July 7, 2020
Location:	Virtual (Zoom)
Plans & Policy Committee:	3:45 PM
Development Review Committee:	4:15 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 [840 8280 3099](#) 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.

PLANS & POLICY COMMITTEE – 3:45 PM

1. Density Concept Plan for Valley West Townhomes
2. Density Concept Plan for Everest Avenue Townhomes

DEVELOPMENT REVIEW COMMITTEE – 4:15 PM

1. LSDP, Hudson Townhomes
2. LSDP, Kum-n-Go
3. LSDP, Tri-State Optical
4. Preliminary Plat, Cobble Creek

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. June 16, 2020

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

CONSENT AGENDA

OLD BUSINESS

1. A request by Bates & Associates, Inc. for Valley West Townhomes to rezone 1.09 acres east of Valley West Drive, between Walnut Street and Valley West Court, from a mix of R-DP (Residential Duplex Patio) and C-2 (Highway Commercial) to the RMF-12A (Residential Multifamily, 12 units per acre) zoning district with a proposed Density Concept Plan.
 - *STAFF: Ethan Hunter*
 - *REPRESENTED BY: Geoff Bates*

PUBLIC HEARINGS

1. A request by Wilma Bohot for a Conditional Use allowing a daycare at 802 N. 13th Street in the R-O (Residential Office) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Wilma Bohot*
2. A request by Tim Janacek for a Conditional Use to allow warehouse office at 1880 S. 26th Street in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Will Kellstrom*

3. A request by Hunter Fry to rezone 606 S. 4th Street from N-R (Neighborhood Residential) to the NBT (Neighborhood Transition) zoning district.
 - *STAFF: Beth Johnson*
 - *REPRESENTED BY: Will Kellstrom*

4. A request by Lisa Academy to rezone 20.29 acres at the northwest corner of S. Horsebarn Road and W. Metro Park Crossing from RMF-15B PUD (Residential Multifamily, 15 units per acre, rentals, Planned Unit Development) to the R-SF (Residential Single Family) zoning district.
 - *STAFF: Beth Johnson*
 - *REPRESENTED BY: Daniel Ellis*

5. A request by NGN Properties to rezone five acres north of W. Pleasant Grove Road and S. Sloan Cir. and 3.35 acres at the NE corner of W. Pleasant Grove Road and S. Southgate Estates Blvd. from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Nick Dozier*

6. A request by Bates & Associates, Inc. for Everest Avenue Townhomes to rezone 4.06 acres east of Everest Avenue from RMF-9A (Residential Multifamily, 9 units per acre, ownership) to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan.
 - *STAFF: Ethan Hunter*
 - *REPRESENTED BY: Geoff Bates*

NEW BUSINESS

1. LSDP, Hudson Road Townhomes, a multifamily development with 34 planned units in nine buildings on 2.92 acres at 1900 to 2044 W. Hudson Road in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Beth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Ferdie Fourie*

2. LSDP, Kum-n-Go, a 5,600-sf proposed convenience store with a 7,307-sf fuel canopy on 2.5 acres at 200 W. Hudson Road in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Beth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: John Sewell*

3. LSDP, Tri-State Optical, a 5,623-sf building on 1.4 acres at 1714 W. Walnut Street in the R-O (Residential Office) zoning district.
 - *STAFF: Beth Johnson/Kristifier Paxton*
 - *REPRESENTED BY: Geoff Bates*

4. PRELIMINARY PLAT, Cobble Creek, a proposed 61-lot subdivision on 20 acres on the north side of W. Laurel Avenue in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Chris Robinson/Kristifier Paxton*
 - *REPRESENTED BY: Daniel Ellis*

ADJOURN