



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on February 15, 2022 at 5:00 P.M. The meeting was called to order by Chairwoman Rachel Crawford.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Rachel Crawford, Kevin Jensen, Steve Lane, Mark Myers, Mandel Samuels, John Schmelzle, and Eriks Zvers.

ACTION ON MINUTES

Motion by Jensen, Second by Schmelzle, to approve the February 1, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.
Approved.

REPORTS FROM STAFF

Planning Services Manager Kyle Belt explained the hybrid meeting process for those online.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

Crawford presented the Committee report one rezone request reviewed prior to the regular session.

- A rezone request by Russell Johnston was recommended for approval for roughly 0.32 acres at 110 W. Easy St. from the C-2 (Highway Commercial) to the R-DP (Residential Duplex; Patio Home) zoning district.

DEVELOPMENT REVIEW COMMITTEE —

Schmelzle presented the Committee report for three large-scale development projects reviewed prior to the regular session.

- **LSDP Eastside Elementary was recommended for approval with the following recommendations:**
 1. Deny waiver request from Sec. 14-46(G) pending coordination between the school and the city engineer regarding the sidewalk.
 2. Approve a fee-in-lieu of stormwater run-off detention requirements.
- **LSDP Caliber Collision recommended for approval with approval of the following variances and waivers:**
 1. Variance from Sec. 14-709(d)(2)(a), to allow the front setback to be reduced from 65 ft. to 57 ft.

2. Waiver from Sec. 14-256(6), to allow the storage parking to count towards the minimum parking requirements, but to allow the number of ADA spaces to be proportional to the number of customer parking stalls provided.
 3. Variance from Sec. 14-285(3), to reduce the front landscape yard from 25 ft. to 8 ft.
 4. Variance from Sec. 14-285(4), to reduce the side landscape yard from 10 ft. to 7 ft.
 5. Waiver from Sec. 14-256(14), from the requirement to provide one tree per 15 contiguous parking spaces.
- **LSDP Samaritan Community Center was recommended for approval with approval of the following:**
 1. Variance from Sec. 14-709(d)(2)(c), to allow the exterior side setback to be reduced from 45 ft. to 15 ft.
 2. Waiver from Section 14-285(3), to allow the front landscape yard to be reduced from 25 ft. to 15 ft. along W. Laurel Avenue.
 3. A fee-in-lieu in the amount of \$32,783.24 for detention for Phase 1 of development.
 4. A fee-in-lieu in the amount of \$4,119.00 for detention for Phase 2 of development.
 5. Waiver from DCM Ch. 9 WQ regarding water quality.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. Rezone: Russell Johnston

A request to rezone ± 0.32 acres at 110 W. Easy St. from the C-2(Highway Commercial) zoning district to the R-DP (Residential Duplex; Patio Home) zoning district.

Crawford introduced the item and asked for a staff report. Nick Little, City Planner II, presented the report, stating the request is inconsistent with the Comprehensive Growth Map, and R-DP is not an allowed zoning district within the Employment Center Growth Designation. However, he said staff is recommending approval due to the characteristics of the neighborhood and the existence of a nonconforming residential.

Property owner Russell Johnston developer, said he didn't have anything to add to the staff report.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Jensen commended the staff comments during Committee session to explain the unique nature of the request.

Motion by Jensen, Second by Schmelzle to recommend the rezone to City Council for approval as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

RECOMMENDED for City Council Approval.

2. Rezone: John Hickman Trust

A request to rezone ± 0.43 acres located on the SE corner of W. Olive St. & N. 6th St. from the R-DP (Residential Duplex and patio home) zoning district to the NBT (Neighborhood Transition Unit).

Crawford introduced the item and asked for a staff report. Zachery Birdsong, City Planner I, said the zoning request fits the Regional Center in CGM, and NBT is the zoning designation for the property in question. Staff recommended approval.

Libby Topping, Crafton Tull & Associates, representing the applicant, said she had nothing to add to the request summary.

Crawford opened the public hearing for comments.

- Peder Berg, 623 W. Olive, asked what can be developed on the property if rezoned. The public hearing was declared closed.

Community Development Director John McCurdy read from the zoning code regarding the allowed uses.

Motion by Jensen, Second by Myers, to recommend the rezone to City Council for approval as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

RECOMMENDED for City Council Approval.

3. CUP: Luna Event Venue

A request to for a Conditional Use Permit to allow the use “Commercial Assembly, Recreation and Entertainment” at 1705 S. 8th St. in the C-2(Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Little presented the staff report stating that C-2 is not an allowed zoning district in the Employment Center Growth Designation. However, he said, it’s an existing nonconforming zoning and is in close proximity to the Access Corridor Growth Designation, making the proposed use compatible with adjacent uses and appropriate at this location. Staff recommended approval.

The applicant was not present.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Jensen, Second by Myers, to Table the request.

Voice Vote: YES – Unanimous. **Motion carried.**

TABLED

4. CUP: Hounds Lounge Pet Resort & Spa

A request to for a Conditional Use Permit to allow the uses “Animal Boarding” and “Animal Grooming” at 1201 S. 43rd St. in the C-2(Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Little said the property is zoned correctly per the CGM’s Commerce Corridor Growth Designation. The use, he said, is also compatible with adjacent property and appropriate at this location. Staff recommended approval.

Grant Cox, representing the applicant, said he agreed with the staff report.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Jensen, Second by Samuels, to approve the Conditional Use Permit s requested.

Voice Vote: YES – Unanimous. **Motion carried.**

APPROVED

5. CUP: Hudson Road Commercial Park

A request to for a Conditional Use Permit to allow the use “Warehouse Office” directly south of the intersection of Hudson Rd. and 4th St. in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Little said “Warehouse Office” is conditional in the C-2 zoning district, and the property is zoned correctly per the Access Corridor Growth Designation. However, the location is near the Hudson and 2nd Street major intersection and a Neighborhood Center Growth District, and the use doesn’t necessarily align with the intent of the Access Corridor. Staff recommendation was for consideration.

Little also noted, per the city’s Development Compliance Manager Kris Paxton, the site was the subject of an active stormwater violation for indiscriminant clearing without a permit. Mitigation would be required at a ratio of five for every one tree removed at the time of Large-Scale Development.

Jake Chavis with CEI, said he’s representing property owner Josan Gurmeet, who wants to develop the property for warehouse office, similar to a development at Hudson and 13th Street. He also noted the site is adjacent to other property he had previously rezoned to N-R for a planned housing project.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Commissioner Samuels asked if the owner is aware of the violation. Chavis confirmed and said they were prepared to provide the mitigation of the trees that were removed.

Chairwoman Crawford said she had concerns about the amount of traffic that could be generated that close to the major intersection. Commissioners discussed access and the need to minimize the number of curb cuts along Hudson.

City Engineer Lance Jobe said the city would ask for an extension of 4th Street to the south, per the connectivity requirements, which would effectively provide one access point and one drive way may be allowed at the most. Commissioner Myers said he'd want to see access limited to the 4th Street connection only along Hudson.

Jensen asked if any condition needed to be added regarding the tree clearing violation. McCurdy said it was just a

Motion by Jensen, Second by Myers, to approve the Conditional Use Permit as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

APPROVED

NEW BUSINESS

1. LSDP: Samaritan Community Center

A request to allow the construction of two community service buildings (total 44,792 SF) and paved parking on ± 33.12 acres located at 2910 and 2913 S. 8th St.

Crawford introduced the item and asked for a staff report. Amber Long, Planner II, presented the staff report noting two waivers, a variance, and fees-in-lieu of stormwater for the two phases of the project.

Dirk Thibodaux, Morrison-ShIPLEY Halff, represented the request.

Motion by Myers, Second by Jensen, to approve the LSDP with approval of the variances and waivers as recommended.

Voice Vote: YES – Unanimous. **Motion carried.**

Approved.

2. LSDP: Eastside Elementary

A request to allow the construction of 4 building additions (totaling 5,573-SF) and parking lot re-striping on ± 13.25 acres located at 505 E. New Hope Rd.

Crawford introduced the item and asked for staff report. Planner Long outlined the planned development, noting the recommended denial of a waiver for sidewalk installation and approval of a fee-in-lieu of stormwater.

Dirk Thibodaux, Morrison-ShIPLEY Halff, represented the request.

Motion by Jensen, Second by Schmelzle, to approve the LSDP as presented.

Voice Vote: YES – 7 (Commissioner Andrade-abstain). **Motion carried.**

Approved.

3. **LSDP: Caliber Collision**

A request to allow the construction of a 16,100-SF vehicle repair facility and paved parking on ±2.94 acres located at 3444 W. Ajax Avenue.

Crawford introduced the item and asked for staff report. Planner Amber Long presented a brief report noting that all three waivers and two variances were recommended by Committee for approval.

Dirk Thibodaux, Morrison-ShIPLEY Halff, represented the request.

Motion by Myers, Second by Jensen, to approve the LSDP as presented with the recommended variances and waivers as listed in the Committee report.

Voice Vote: YES – Unanimous. **Motion carried.**

Approved.

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:27 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman