



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
planning@rogersar.gov  
(479) 621-1186

## **ROGERS PLANNING COMMISSION MINUTES**

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on March 1, 2022 at 5:03 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, and John Schmelzle.  
Eriks Zvers did not attend.

### **ACTION ON MINUTES**

Motion by Samuels, Second by Myers, to approve the February 15, 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 stating the Commission looked at several areas for expansion of Regional Centers, amendments to the Comprehensive Growth Map. She said the Commission would have public hearings in the future to get feedback on the proposed changes.

#### **DEVELOPMENT REVIEW COMMITTEE —**

Schmelzle presented the Committee report.

- **LSDP Enterprise Parking Lot Expansion was recommended for approval including the following exceptions:**

1. A variance from Sec. 14-256(12)(a), requiring a percentage of the total development area to be devoted to landscaping.
2. A variance from Sec. 14-256(14)(b), requiring landscape islands within parking lots that contain 10 or more parking spaces.
3. A waiver of Sec. 14-260(2)(a) requiring a cross access drive and pedestrian access to allow circulation between this site and adjacent sites.

### **OLD BUSINESS**

#### **1. CUP: Luna Event Venue**

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

Crawford introduced the item and asked for a staff report. Nicholas Little, City Planner II, presented the report, stating the property is zoned C-2, which isn't a correct zone for the Employment Center Growth Designation District. However, he said the use is compatible with surrounding uses and it's near an Access Corridor Growth Designation District. Staff recommended approval.

Melissa Rivera, daughter of the applicant Joel Rivera, said she 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.

Myers said the request was reasonable.

Motion by Myers, Second by Jensen to approve as recommended.

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

**APPROVED**

#### **PUBLIC HEARINGS:**

##### **1. Rezone: Rogers Church of Christ and Lowell Phillips Co.**

**A request to rezone ± 1.33 acres at 307 S. Promenade Blvd. and the parcel immediately to the east from A-1 (Agricultural District) to the C-3 (Neighborhood Commercial District) zoning district.**

Crawford introduced the item and asked for a staff report. Zachery Birdsong, City Planner I, presented the report, explaining the request and noting conflict with the Comprehensive Growth Map. He said the C-3 zoning district is intended for Neighborhood Center Growth Designation District. Staff recommended denial of the request.

Attorney Bill Watkins, representing the applicant, noted existing zoning and uses in the area. He stated that only commercial interest has been shown in the property and the Neighborhood Center is directly across the street.

Crawford opened the public hearing for comments.

- Joe Fernandez, resident of Royal Oaks, said his subdivision is just to the south, noting the beauty of the subdivision with nice homes and large Pin Oak trees. About 20 families live in the subdivision. He requested the rezone be denied.

The public hearing was declared closed.

Watkins spoke again noting that residential is an allowed use in a Neighborhood Center. He said the zone is appropriate considering the commercial uses in the surrounding area.

Commissioners discussed the possibility of changing the Comprehensive Growth Map by extending the Neighborhood Center Growth Designation District across the street to allow the C-3 zoning.

John Pesek, staff attorney, said that if the Commission is planning to expand the Neighborhood Center beyond the parcels involved in the rezone request, a public notice is needed.

Fernandez was recognized outside the public hearing. He asked the Commission to look at the development south of this property, not just the commercial to the west and north.

Motion by Myers, Second by Jensen, to recommend a change in the CGM for this property to the Neighborhood Center Designation to the City Council for approval.

Voice Vote: YES – 7, NO – 1 (Burnett) **Motion carried.**

**RECOMMENDED for City Council Approval.**

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

Voice Vote: YES – 7, NO – 1 (Burnett) **Motion carried.**

**RECOMMENDED for City Council Approval.**

## **2. Rezone: SoHo District**

**A request to rezone ± 5.66 acres on 4901 S. Champions Drive and the parcel immediately to the east from A-1 (Agricultural District) to the C-3 (Neighborhood Commercial District) zoning district.**

Crawford introduced the item and asked for a staff report. Christina Moore, City Planner I, explained the location of the request. She said the zoning fits the Neighborhood Center Growth Designation Area. Staff recommended approval.

Attorney Bill Watkins, representing the applicant, said he had nothing to add to 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 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: Stop N' Go**

**A request for a Conditional Use Permit to allow a “Convenience Store with Gas; Vehicle/Equipment Sales & Rentals” in the C-2 (Highway Commercial) zoning district at 1307 W. Hudson Road.**

Crawford introduced the item and asked for a staff report. Justin Couch, Planner I, presented the staff report stating that this is just a change in ownership. Staff recommended approval.

Sukha Braich, applicant, said they are just wanting to continue the use including the U-Haul rentals.

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

Motion by Myers, Second by Jensen, to approve as requested.

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

**APPROVED**

#### **4. CUP: Jiffy Trip**

**A request for a Conditional Use Permit to allow a “Convenience Store with Gas” in the C-2 (Highway Commercial) zoning district at 1310 W. Walnut Street.**

Crawford introduced the item and asked for a staff report. Planner Couch pointed out the location and stated the use fits the zoning. He said staff recommended approval of the request, but he noted that access and connectivity issues would be addressed during the Large-Scale Development process.

Staff noted issues with the notifications of neighboring property owners and asked that the request be tabled.

Don Rose, applicant, did not 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.

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

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

**TABLED**

### **NEW BUSINESS**

#### **1. LSDP: Enterprise Parking Lot Expansion**

**A request to allow the construction of a paved parking lot, for the purpose of storing vehicles, on a ± 2.56-acre lot located at 851 W. Post Rd.**

Crawford introduced the item and asked for a staff report. Planner Little presented the staff report noting two variances and a waiver were requested and recommended for approval by the Development Review Committee.

Candice Anderson, CEI, represented the request.

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

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

**Approved.**

**2. Staff Presentation: Stormwater Flooding and Drainage: Part 3**

Kris Paxton, Rogers Development Compliance and Stormwater Manager, and Engineer Ever Villalobos, Rogers Project Manager, presented the third of four planned educational sessions on stormwater management and floodplain administration.

**ADJOURN**

There being no further business, Crawford adjourned the meeting at 6:28 p.m.

**ATTEST:**

**APPROVED:**

---

Eriks Zvers, Secretary

---

Rachel Crawford, Chairwoman