



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 March 15, 2022 at 5:04 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 Burnett to approve the March 1, 2022, Planning Commission meeting minutes as presented.

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

Approved.

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

Crawford presented the Committee report, stating proposed changes to the Comprehensive Growth Map were discussed and the process for the amendments. In particular, the Committee discussed the changes to be considered at its first meeting on the issue including:

- the property near the Pinnacle Country Club,
- the Employment Center in the N. 2nd Street area and possible residential uses, and
- a comprehensive approach to the CGM amendment process, rather than by lot.

DEVELOPMENT REVIEW COMMITTEE —

Schmelzle presented the Committee report. The following two large-scale developments were recommended for approval:

- LSDP: Yates Farm
A proposed 75-unit multifamily development on 11.21 acres at 1501 S. Rainbow Road in the C-3 (Neighborhood Commercial) zoning district.
- LSDP: 8th Street Commercial
Two proposed 12,000-square-foot commercial buildings on 2.53 acres at 2204 and 2206 S. 8th Street in the C-4 (Open Display) zoning district and the Rogers Overlay District. The committee approval included approval of the following requests following:
 1. A variance from Sec. 14-711(h) for providing less than the required amount of off-street parking designated by C-4 zoning code.

2. A variance from Sec. 14-711(d)(2)(a) to allow the placement of the building closer to the proposed drive aisle than allowed by the C-4 zoning code.

OLD BUSINESS

1. 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 asked if the applicant was present. Noting there was no representative, she said the item should be tabled again until the next meeting.

Motion by Jensen, Second by Myers, to table the request until the next Planning Commission meeting.

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

TABLED

PUBLIC HEARINGS:

1. Rezone: Phillip J. Cowan

A request to rezone ±0.21 acres at 510 N. 3rd Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

Crawford introduced the item and asked for a staff report. Planner Christina Moore explained the request is for the NBT zoning district, which is allowed within the Regional Center Growth Designation and NBT is the intended zone for the property per the DRDC. Staff recommended approval of the request.

Phillip Cowan represented his request and 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 Schmelzle to recommend the rezone to the City Council for approval as presented.

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

RECOMMENDED for City Council Approval

Crawford noted a change in schedule for the City Council and that the rezone will be heard at a special March 30th meeting of the Council.

NEW BUSINESS

1. LSDP: Yates Farm

A proposed 75-unit multifamily development on 11.21 acres at 1501 S. Rainbow Road in the C-3 (Neighborhood Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Amber Long presented the staff report, noting the location on Rainbow Road. She said it includes 75 townhome units, and there were no variance or waiver requests. Staff recommended

Crawford noted the project was recommended for approval by the Development Review Committee.

Engineer Phil Swope, Civil First, represented the project.

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

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

Approved.

2. **LSDP: 8th Street Commercial**

Two proposed 12,000-square-foot commercial buildings on 2.53 acres at 2204 and 2206 S. 8th Street in the C-4 (Open Display) zoning district and the Rogers Overlay District.

Crawford introduced the item and asked for a staff report. Planner Little presented the staff report noting the location in the southwest part of the city. He said the two variances requested were recommended for approval by staff and the Development Review Committee.

Candice Anderson, CEI, represented the request.

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

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

Approved.

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:11 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman