



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 April 5, 2022 at 5:02 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 Zvers to approve the March 15, 2022, Planning Commission meeting minutes as presented.

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

Approved.

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

DEVELOPMENT REVIEW COMMITTEE —

Jensen presented the Committee report. One large-scale development and a variance for LSDP development requirements were recommended for approval:

1. LSDP, Kum & Go, No. 2421, a proposed 5,620-sf convenience store with gasoline pumps at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district. Approval was also recommended for the two waivers and a variance, as follows:
 - Waiver from Sec. 14-260(1)(d) requiring centerline alignment of nonresidential driveways or offset by 75 ft.
 - Waiver from 14-46(g) requiring improvements to the right-of-way fronting the development along S. 1st Street.
 - Variance from Sec. 14-710(d)(1)(b) to allow a maximum accessory structure height greater than 16 ft.
2. LSDP Variance: Pinnacle Village Masonry Wall
A request to allow a variance from Sec. 14-732(4.5)(d), requiring construction of an 8-ft. tall masonry or block wall between a development in U-NBT and The Manors, an adjacent single-family detached use, located East of the intersection of S Pinnacle Hills Parkway and W Blossom Way Drive. The wall requirement was not waived along the development's eastern border with the Highland Knolls Subdivision.

PLANS & POLICIES COMMITTEE —

Crawford said the Committee met to consider staff-recommended updates to the Comprehensive Growth Map and changes to the process for such updates in the future. Community Development Director John McCurdy presented a proposal that would provide more “focused attention” on any updates to the CGM, decouples such requests from rezoning requests, and requires an additional public hearing at the City Council level. He said the Committee will study the proposal, take input from other Commissioners, and review at the next meeting.

Crawford said the Committee also discussed and supported two staff-proposed updates to the CGM:

- Updates to the CGM for 8.2 acres owned by Tom Hopper near Pinnacle Country Club
- Extension of the Regional Center to include Pinnacle Springs and Village on the Creeks subdivision

The Committee also recommended approval of the rezone to C-2 and change in the CGM proposed for the Goad Springs Warehouse.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. CUP: Jiffy Trip

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

Crawford introduced the item and asked for a staff report. Planner Justin Couch said the request is to allow the use “Convenience Store” which is permitted in the C-2 zoning district. He said the property is zoned correctly in the CGM’s Access Corridor Growth Designation. The proposed use is compatible with adjacent property, appropriate at the proposed site, and staff recommended approval.

Crawford noted the item had been previously tabled because of a lack of notification of neighboring property owners regarding the public hearing.

Applicant Don Rose didn’t have anything to add to the staff report, but said they were happy to be locating in Rogers.

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

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

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

APPROVED

2. CUP: Sunshine Auto Sales

A request for a Conditional Use Permit to allow “Vehicle/Equipment Sales and Rentals” at 2002 S. 8th Street in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Kyle Belt said the use is conditional in the C-2 zoning district, but C-2 is not an allowed zoning district in the Employment Center Growth Designation. Staff recommended denial.

Paul Njorage, the applicant, did not have any comment.

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

Schmelzle, noting the floodplain concerns detailed in the staff report, stated that the Commission has tried to be sensitive to floodplain issues with vehicle repair services particularly. Such repair businesses are known for problems with fluids that can leach into the stormwater system, Schmelzle said, calling it “a big no-no” in this location.

Motion by Schmelzle, Second by Myers to deny the Conditional Use Permit for this location
Voice Vote: YES – unanimous **Motion carried.**

DENIED

3. CUP: Oldridge Place

A request by Blue Ribbon Industries for Oldridge Place Warehouse to allow the use “Warehouse Office” at 6388 S. Oldridge Place in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Christina Moore noted the location and the pending development plans. She said the requested use is conditional in the C-2 zoning district. The property is zoned correctly per the Comprehensive Growth Map, as part of the Commerce Corridor Growth Designation. She noted plans for road improvements for Garrett and Goad Springs that will impact the development.

Attorney Bill Watkins, representing the request, said he didn’t have anything to add to the staff report, but noted the proposed use is “consistent with development patterns in the area.”

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

Motion by Jensen, Second by Zvers to approve the CUP as presented.

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

APPROVED

4. Rezone: Goad Springs Warehouse

A request to rezone 17.9 acres at 6507 S. Goad Springs Street from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Zachery Birdsong said the property is just south of the site just approved for CUP and borders the city of Lowell on two sides. He said the ask is for C-2, which is not an allowed zoning district in the CGM’s

Neighborhood Growth Designation, so the applicant is also requesting an amendment to the CGM to designate it as Commerce Corridor. Staff recommended approval.

Attorney Bill Watkins, representing this request as well, again noted the proposed use is “consistent with development patterns in the area.” He also pointed out surrounding commercial development.

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

Crawford reminded Commissioners that the Plans & Policies Committee had recommended approval of both the change to the CGM and the proposed rezone to C-2. She said the approval needed to be in two separate motions.

Motion by Jensen, Second by Myers to recommend approval of the change to the CGM as presented.

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

RECOMMENDED for City Council Approval

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

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

RECOMMENDED for City Council Approval

5. Rezone: Snack Gurus, LLC

A request to rezone 2.44 acres at 1626 S. Dixieland Road from A-1 (Agricultural) to the RMF-6 (Residential Multifamily, six units per acre) zoning district.

Crawford introduced the item and asked for a staff report. Planner Justin Couch said the request is to allow residential multifamily and pointed out the location with nearby similar zoning. He also said it is consistent with criteria the CGM’s Neighborhood Growth Designation, and recommended approval.

Jay Young, Development Consultants, represented the applicant. He said the staff report sums up the request and he had nothing to add.

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

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

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

RECOMMENDED for City Council Approval

NEW BUSINESS

1. LSDP: Kum & Go

A proposed 5,620-sf convenience store with gasoline pumps at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Amber Long noted the location at W. New Hope Road and S. 1st Street and gave a brief explanation of the development plan. She said the two waivers and a variance recommended for approval by staff.

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

Mike Clotfelter, Ozark Engineering, represented the request. Crawford reminded Commissioners its Development Review Committee recommended approval of the project along with the requested waivers and a variance.

Motion by Jensen, Second by Myers, to approve the LSDP including the two waivers and the variance.

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

2. LSDP Variance: Pinnacle Village Masonry Wall

A request to allow a variance from Sec. 14-732(4.5)(d), which requires the construction of an 8-ft. tall masonry or block wall between a development in U-NBT and an adjacent single-family detached use located East of the intersection of S Pinnacle Hills Parkway and W Blossom Way Drive.

Crawford introduced the item and asked for a staff report. Planner Amber Long explained the history of the project. She said the plan is for the required 8-foot masonry screen wall to only be built along the southern end of the east side of the project. The proposal is for the wall to be built on property adjacent Highland Knolls Subdivision, but not on property adjacent to The Manors. Instead, landscape screening is proposed. Long explained the number of materials required by staff to support the request, including comment letters from adjoining property owners. She also noted the high-power gas line along the project's west side and the added complication of dodging that while trying to save trees located on the site. She said staff is recommending approval of the variance.

Tony Vanderploeg, landscape architect for Blue Ribbon, represented the request.

Crawford noted the Plans & Policies Committee recommended approval of the variance to remove the requirement for part of the wall. Commissioners discussed the gas line and landscaping maintenance, in addition to confirming what part of the wall will remain.

Motion by Jensen, Second by Myers, to approve the revised Large-Scale Development Plan and the waiver of the wall requirement as recommended.

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

3. **Comprehensive Growth Map Revision**

Possible changes to the CGM as recommended by the Plans & Policies Committee.

John McCurdy presented a proposal to amend the CGM property owned by TallChamps LLC that is considered part of the Pinnacle Subdivision but isn't technically. The CGM calls for UNBT (Neighborhood Transition) zoning for much of the property but allows UCOM (Uptown Commercial Mixed Use) along the eastern side bordering S. Champions Drive.

The proposed CGM change would move much of the property from the Uptown Regional Center and designate it as part of the Neighborhood Growth Designation District. It leaves the northwest corner, north of where it aligns with W. Front Street and west of the sewer line that dissects the property, in the Uptown Regional Center allowing commercial development.

Motion by Myers, Second by Jensen, to recommend the CGM change to City Council for approval.

Voice Vote: YES – 8, Abstain – Burnett. **Motion carried.**
RECOMMENDED.

Crawford said the Committee recommended another change to the CGM. McCurdy presented the proposal to add the commercial subdivision at the northeast corner of New Hope Road and I-49 to the Regional Center Growth Designation. He also included Village on the Creeks on the west side of I-49, and noted that both areas make sense as part of the Regional Center and would allow the CGM to better match what is on the ground.

Motion by Zvers, Second by Jensen, to recommend the CGM change to City Council for approval.

Voice Vote: YES – 8, Abstain – Lane. **Motion carried.**
RECOMMENDED.

4. **Staff Presentation: Drainage, Part 4**

The informational session was postponed until the next meeting.

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:46 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman