



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 April 19, 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, Steve Lane, Mark Myers, Mandel Samuels, and Eriks Zvers.

Kevin Jensen and John Schmelzle did not attend.

ACTION ON MINUTES

Motion by Samuels, Second by Myers to approve the April 5, 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 —**

None

PLANS & POLICIES COMMITTEE —

Crawford said the Committee met and recommended approval of a change to the DCP for the Willow Creek Apartments, which was approved in 2020.

The Committee discussed changing the process for citizen-initiated changes to the Comprehensive Growth Map. The process would involve consideration first by the Plans & Policies Committee. The Committee would vote to accept or reject the application. If accepted, the CGM change request would then move to Planning Commission for a public hearing. If the Planning Commission recommends approval, an ordinance accepting the CGM change would be considered by the City Council following a public hearing before that body.

Crawford said the Committee also discussed and supported a staff-proposed update to the CGM for property southeast of the intersection of I-49 and Pleasant Grove Road. The plan would create a fourth regional center in the city's CGM and address expected development with urban planning in that area.

Staff will prepare ordinances for the CGM changes and gather input from property owners in the Pleasant Grove/I-49 area about the proposed growth district designation change.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. REZONE: Arando

A request by Laura Arando to rezone 0.34 acres at 901 W. Cypress Street from C-2 (Highway Commercial) to the R-SF (Residential Single Family) zoning district.

Crawford introduced the item and asked for a staff report. Planner Christina Moore noted the location and said the site is not zoned correctly as C-2 in the Neighborhood Growth Designation and should be RSF per the CGM. The property is used as residential and will continue to be residential with the rezone. She said a neighboring landowner visited the office and expressed support for the rezone. The rezone is appropriate, she said and 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 Myers, Second by Zvers to table the item until the next meeting.

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

TABLED

2. Rezone/DCP: Willow Creek Apartments

A request application by Willow Creek Apartments to rezone 9.27 acres north of W. New Hope Road, west of S. 8th Street from the C-3 (Neighborhood Commercial) zoning district to the C-3 (Neighborhood Commercial) zoning district with a revised Density Concept Plan.

Crawford introduced the item and asked for a staff report. Planner Nick Little said the rezone is for a density of 23 units per acre, up from 18 units per acre with the previously approved DCP. Staff finds this increase appropriate, considering the location within the New Hope & 8th Street Neighborhood Center. The revised proposal includes more residential units and less structures. The location along a major arterial is appropriate, he said recommending approval.

Geoff Bates, representing the applicant, said the new site plan is very close to the first one, all the buildings are all about 60 feet from the property lines. He said the revised plan also conserves the tree line along the north side of the property.

Crawford opened the public hearing for comments. Residents of duplexes along W. Linden spoke in opposition. The following spoke about the concerns listed:

- Julie Snodgrass, 1006 W. Linden Street – open field disappearing, increased traffic and connection to W. Linden
- Doris Beck, 912 W Linden – traffic, children playing in street

- Gordon Barker, 1007 W. Linden – destruction of trees that are 30, 40 years old, and impact on ecology of the area.
- Kathy Brand, 1008 W. Linden – flooding and agreed with previous statements

Crawford closed the public hearing

Bates responded that the trees along the north property line are expected to be preserved and added that structures will be 60 from that property line. He also noted that drainage won't be an issue with water flowing toward New Hope Road from this site, not north.

Myers took issue with complaints from Quail Run residents about the street connection planned at the east end of W. Linden. He said he and his father constructed subdivision and had to build the street stub out for that connection. It's there for safety reasons to provide another access into the development, he said, adding that it was always intended to be a connection down to New Hope once this property developed.

Motion by Myers, 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.

3. CUP: Goad Springs Warehouse Office

A request by Goad Springs Warehouse Office for a Conditional Use Permit to allow the use "Warehouse Office" at 6507 N. Goad Springs Rd. in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Zachery Birdsong pointed out the location and said current C-2 zone is consistent with the Commerce Corridor CGM Designation and compatible with the surrounding development context. He pointed out that the property was just rezoned at the last Commission meeting and subsequently approved by the City Council. He said it's consistent with surrounding uses and recommended approval of the CUP.

Attorney Bill Watkins, representing the request, said the property to the north received a Conditional Use for the same use at the last meeting. He added that it's "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 Myers, Second by Zvers to approve the CUP as presented with the caveat that an LSDP and site plan will be required.

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

APPROVED

NEW BUSINESS

1. Comprehensive Growth Map Revision

Planner Amber Long presented the proposal for changes in the CGM amendment process that will include a meeting of the Plans & Policies Committee to accept the proposed change, a public hearing before the Planning Commission, and a second public hearing before the City Council. She said the process will help ensure proper consideration of such requests.

Commissioners discussed the proposed process change. Community Development Director John McCurdy noted that the CGM districts should be determined by the city based on long-term planning goals. This process only applies to development proposals that don't meet the established growth plan and should be carefully considered.

Amber Long then presented a proposal to create a fourth Regional Center in the city's CGM at the Pleasant Grove Road and I-49 interchange. Namely, she said, staff suggests the northwest corner of the interchange become a Regional Center on the CGM, allowing COR, COM and NBT zoning. The city's three Regional Centers include the Downtown, Uptown and Midtown Regional Districts.

Crawford noted the Plans & Policies Committee asked staff to work with the Legal Department to draft an ordinance regarding the changes to the CGM process and bring it back to the Planning Commission for consideration and possible recommendation to the City Council for approval. She also said staff was asked to get input from the property owners immediately southwest of the I-49 and W. Pleasant Grove Road interchange and bring an ordinance back to the Commission regarding that as well.

2. Staff Presentation: Drainage, Part 4

The informational session, presented by the Rogers Engineering Division, centered on the Drainage Criteria Manual and its impact on the city's stormwater system.

- Development Compliance Manager Kris Paxton recapped the previous three drainage presentations.
- Engineer Ever Villalobos explained the differences in detention and retention ponds, and their design. He also discussed stormwater channels, easements and maintenance of stormwater systems.
- City Engineer Lance Jobe talked about changes to water flow as property develops and the importance of protecting detention ponds and other drainage infrastructure and areas.

Crawford commended the Engineering Division for the workshop information, noting the vital importance for the city, and thanked them for their time in the four-part presentation.

Commissioners noted the appearance of the representative of the Arando rezone that had been tabled earlier in the meeting. Staff Attorney John Pesek said Commissioners could vote to reconsider the request and take up the question if desired.

Motion by Myers, Second by Andrade, to reconsider the rezone in light of the applicant's appearance.

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

APPROVED

Crawford said the staff report had been presented previously and the public hearing was held. Noting the rezone is from C-2 to R-SF, she asked for any comments. She asked Marcus Mendoso, representing the Arando request, if he had any questions about the

Motion by Myers, Second by Zvers, to recommend the rezone to City Council for approval.

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

RECOMMENDED.

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:56 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman