



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 Street on June 7, 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, Mark Myers, Mandel Samuels, John Schmelzle and Eriks Zvers.
Steve Lane and did not attend.

ACTION ON MINUTES

Motion by Samuels, Second by Burnett, to approve the May 17, 2022, Planning Commission meeting minutes as presented.

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

REPORTS FROM STAFF

McCurdy stated that an appropriation for a consulting contract to revise the city's Development Code. Assuming it's approved, that will be followed up by review of the city's Comprehensive Growth Plan, etc., he said.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

None

DEVELOPMENT REVIEW COMMITTEE —

Schmelzle reported the Committee approved the LSDP for Tri-State Optical with approval of the following:

- Waiver from Sec. 14-260(1)(f) requiring separation of 150-feet between curb cuts. The applicant is proposing cross-access to the properties to the east and west of this site.
- Fee-in-Lieu for improvements in the right-of-way along W Walnut Street for \$38,347.10.

OLD BUSINESS

1. LSDP: Tri-State Optical

A 6,031-sf commercial building on 1.34 acres proposed at 1714 W. Walnut Street in the R-O (Residential Office) zoning district.

Crawford said the item just discussed was tabled at the last meeting and the first item for Commission consideration. She asked for an official staff report.

Planner Nicholas Little said the request is to allow the construction of a 6,031-SF building for a clinic. He reminded the Commission of the Development Committee's vote to approve a waiver for curb cut separation and a fee-in-lieu for right-of-way improvements along W Walnut Street in the amount of \$38,347.10. He also noted that the waiver request for the loading space was withdrawn, and a loading space added to the plan. A tree mitigation plan for tree removal prior to grading permit approval has been approved by staff, and he the recommended approval in the staff report.

Engineer Jake Chavis, Bates & Associates, represented the project.

Motion by Samuels, Second by Andrade, to approve the Large Scale Development Plan for Tri-State Optical as presented.

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

APPROVED

PUBLIC HEARINGS:

1. Rezone: Jamie Corona

A request by Jamie Corona to rezone 0.8 acres west of S. 21st Street and north of W. Savannah Drive from C-2 (Highway Commercial) to the U-NBT (Uptown Neighborhood Transition) zoning district. (*Tabled 5-17*)

Crawford introduced the item and asked for a staff report. Planner Nicholas Little said the requested zoning is consistent with the CGM, but staff recommends tabling it again because public notification of surrounding property owners is yet to be completed correctly. They previously didn't send out notifications in time, but this time didn't notify all property. He said staff is working with them to make sure it is done properly for the June 21 meeting.

Kip Williams, Anderson Engineering, represented the request, and blamed the error on a list obtained from the county.

Crawford agreed the problem meant the Commission would need to table the issue. She said they would, however, hold another public hearing at this session.

She 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 CUP until the next Planning Commission meeting.

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

TABLED

2. Rezone: Curry

A request by Kenneth Curry to rezone 0.15 acres at 124 N. 5th Street from COM (Commercial Mixed Use) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Kenneth Curry*

Crawford introduced the item and asked for a staff report. Planner Justin Couch said the rezone is consistent with the Comprehensive Growth Map, as the subject location has been designated NBT per the Downtown Regional Center Zoning Plan. He said staff supports the rezone.

Kenneth Curry represented his application and had no comment on 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 Andrade, to recommend the rezone to the City Council for approval as presented.

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

RECOMMENDED for City Council Approval.

3. Rezone: Superior Storage

A request by Superior Storage to rezone 8.28 acres at 2836 S. 8th Street from a mix of C-2 (Highway Commercial), C-4 (Open Display Commercial) and I-1(Light Industrial) zoning districts to the I-1 (Light Industrial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Kyle Belt explained the request, noting the proposed zoning is consistent with the Comprehensive Growth Map and will create a single zone for the storage development at this location. He said the applicant has a pending lot combination for the property and a proposed expansion of the storage facility. Staff recommended approval.

Dan Cole, represented the request but had no comment on 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 Zvers, to recommend the rezone to the City Council for approval as presented.

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

RECOMMENDED for City Council Approval.

4. Rezone: Hickman

A request by Hickman Trust to rezone 0.66 acres at 1624 S. Dixieland Road from A-1 (Agricultural) 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 zoning request is consistent with the Comprehensive Growth Map. She said the rezone is for a remaining lot with a single-family house split from a larger tract. R-SF is an allowed zoning district within the Neighborhood Growth Designation, and noted staff recommended approval of this request.

Justin Cope, Alan Reid & Associates, represented the item. 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 Burnett, 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: SJC Ventures

A request by SJC Ventures to rezone 12.25 acres at the northwest corner of the S. Promenade Blvd. and W. New Hope Road intersection from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

Crawford introduced the item and asked for a staff report. Planner Zachery Birdsong noted the location and that a change to the CGM in April allowed the requested zoning, which staff finds appropriate and recommended approval.

Attorney Bill Watkins represented the request and didn't have anything to add to the staff report.

Crawford opened the public hearing for comments. There were
The public hearing was declared closed.

Motion by Jensen, Second by Zvers, 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

None

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:12 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman