



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 July 5, 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, Steve Lane, Mark Myers, Mandel Samuels, and John Schmelzle.
Eriks Zvers did not attend.

ACTION ON MINUTES

Motion by Andrade, Second by Myers, to approve the June 21, 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 reported the Committee discussed the DCP for the Pleasant Grove Pocket Community and recommended approval.

DEVELOPMENT REVIEW COMMITTEE —

None

OLD BUSINESS

None

PUBLIC HEARINGS:

1. Rezone: HBIC

A request by HBIC, LLC to rezone ±0.45 acres at 300 E. Pine 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 noted the location south of the Railyard Bike Park, and said the request is consistent with the city's Comprehensive Growth Map. Staff plans to recommend approval, but proper notification wasn't done and it will need to be tabled, she said.

Hannah Cicioni, representing the applicant, represented the request.

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

Motion by Samuels, Second by Andrade, to table the request.

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

TABLED

2. Rezone: Makkar

A request by Makkar Investments to rezone ±23.61 acres at 2211 S. Rainbow 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 Zachery Birdsong noted the location in west Rogers bordering Cave Springs. He said the request is consistent with the city's CGM, R-SF is an allowed zoning district within the Neighborhood Growth Designation, and recommended approval.

Engineer Nate Bachelor, CEI, represented his application but had no comment, noting the thorough staff report.

Crawford opened the public hearing for comments. The following spoke:

- Jack Coneybear, 2124 S. Rainbow Road, noted the larger lots in the surrounding area.
- John Strickland, 1290 Ozark Acres, also concerned about the size of lots and flooding.
- Karen Peel, Ozark Acres, opposed to any rezoning.
- Alicia Floyd, Ozark Acres, opposed to any rezoning other than Agricultural.

The public hearing was declared closed.

Bachelor stated his appreciation of the concerns about the development, but noted the transition from agri to residential single family housing is consistent with city growth. Myers noted the consistency with the city's Comprehensive Growth Map and appropriate in the location.

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

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

RECOMMENDED for City Council approval.

3. Rezone: Garcia

A request by Matilde Garcia to rezone ±0.67 acres at 415 N. Dixieland Road from R-O (Residential Office) to the U-COM (Uptown Commercial Mixed Use) zoning district.

Crawford introduced the item and asked for a staff report. Planner Justin Couch noted the location in the Midtown Regional Center in the CGM. However, he said, the underlying zoning of the Midtown Regional Center has not yet been determined. Considering the surrounding uses, he said, the proposed zoning is appropriate.

There was no representative present.

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

Crawford noted the Commission's habit of tabling a request when the representative isn't present.

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

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

TABLED

4. Rezone/DCP: Pleasant Grove Pocket Community

A request by Pleasant Grove Pocket Community to rezone ±2.06 acres on the northeast corner of S. 43rd Street and W. Pleasant Grove Road from NR (Neighborhood Residential) to the NR (Neighborhood Residential) zoning district with a Density Concept Plan.

Crawford introduced the item and asked for a staff report. Planner Justin Couch is consistent with the Comprehensive Growth Map and the proposed Density Concept Plan supports the density requested. Overall, the proposed DCP ensures compatibility with the surrounding development context and does not negatively impact the capacity of the surrounding transportation network. See STAFF REVIEW for additional findings.

Engineer Phil Swope, Ozark Civil Engineering, represented his application but had no comment to add.

Crawford noted the property is already zoned N-R and the DCP request does not increase the density but about acceptance of the proposed site plan.

Crawford opened the public hearing for comments. The following neighboring property owners spoke:

- Nate Bachelor, 4312 W. Arlington Drive, supported the project, noting the need for higher densities to address housing demand.

- Matt Legg, 5601 S. 43rd St., opposed the request due to the density and traffic concerns with the close location of the Bellview Elementary.
- Gary Campisi, 4309 W. Worthington Drive, concerned about traffic issues.
- Judy Campisi, 4309 W. Worthington Drive, also noted opposition.

The public hearing was declared closed.

John McCurdy, Community Development Director, noted the density allowed in the location is 6 units per acre but their only building 5 per acre, which is consistent with the surrounding residential development. He said the DCP is only to allow the setback reductions to provide clustering of the housing and maximize the greenspace. He noted this is single-family housing as well.

Motion by Myers, Second by Jensen, to recommend the DCP/rezone for City Council approval.

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 5:38 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman