



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 August 2, 2022 at 5:03 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 Burnett, Second by Jensen, to approve the July 19, 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 stated the following two proposals were reviewed by the Committee:

1. Public Hearing Request: Lawson CGM Revision – The Committee agree to hold a public hearing at first meeting in September.
2. CUP: Garage Suites of Arkansas – The recommendation was for approval.

DEVELOPMENT REVIEW COMMITTEE —

Schmelzle reported the following projects were reviewed and recommended along with the variances and waivers as requested:

1. LSDP: Bellview Urban Center –
 - variance from the requirement that 60% of the building frontage along a Pedestrian Friendly street
 - fee-in-lieu of \$67,750 for tree mitigation
2. PRELIMINARY PLAT: Meadow Brooke Subdivision, Phase 1

- waiver from the Drainage Criteria Manual Chapter 4, Section 3.3.1.6 regarding the storm water pipes slopes. The pipe flow velocities meet the minimum requirements and that is the purpose that a minimum slope serves.
- waiver from Typical Street Section for a Minor Arterial in Sec. 14-44. Bellview Road was recently reconstructed.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. Rezone: The Fields at Pinnacle

A request by Hatfield Whalen Land, LLC for The Fields at Pinnacle to rezone 29.45 acres at the northwest corner of W. Northgate Rd. and S. Champions Drive from a mix A-1 (Agricultural), C-2 (Highway Commercial), C-3 (Neighborhood Commercial), RMF-31B (Residential Multifamily, 31 units per acre, rentals), U-COM (Uptown Commercial Mixed Use), and U-NBT (Uptown Neighborhood Transition) under a Planned Unit Development to just the U-COM (Uptown Commercial Mixed Use) and U-NBT (Uptown Neighborhood Transition) zoning districts.

Planner II Nicholas Little provided a staff report noting the location in northwest Rogers. He said the request is consistent with the Comprehensive Growth Map, and the requested U-COM and U-NBT zoning districts are allowed in the location within the Regional Center Growth Designation. Little noted the proposed U-NBT buffer doesn't reach as far east as the Uptown Zoning Plan outlines, but the proposed depth of the U-NBT buffer is adequate for protecting neighboring single-family residential from the higher intensity urban development allowed in U-COM zoning.

However, the applicant's public notification was insufficient and the rezone would need to be tabled.

Landscape Architect Chris Bakunas, McClelland Engineering, represented the request and apologized the hearing would need to be reheld.

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 be tabled until the next meeting of the Planning Commission.

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

TABLED

2. CUP: Garage Suites of Arkansas

A request by Garage Suites of Arkansas for a Conditional Use Permit to allow the use "Vehicle Storage" at 5911 W. Venture Park Blvd. in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked if the applicant for a staff report. Planner I Zachery Birdsong said “Vehicle Storage” is conditional in the C-2 zoning district, and the property is not zoned correctly per the Neighborhood Center Growth Designation. He said, however, staff recommended consideration of this request subject to the following conditions:

- That the units be for individual sale in a condominium-style fashion, as stated in the applicant’s letter.
- That no commercial sales or commercial vehicle repair be allowed.

Project Manager Chad Caletka, CEI, represented the request, stating that no commercial uses would be allowed and they hope to encourage a community atmosphere. The intent is that it’s for hobbyists as a hangout place, with furnishings up to individual buyers. He touted it as a place to store hobby equipment and work on their vehicles, boats, RVs or mountain bikes.

Crawford opened the public hearing for comments. There were none.
The public hearing was declared closed.

Myers questioned the CUP possible prohibitions. Caletka said it doesn’t fit in the C-3 zone, but storage works in C-2 with a Conditional Use. Zvers noted the committee discussed conditions to put on the use to restrict any commercial activity. Crawford noted the location next to commercial. Myers agreed it was a good buffer use. He said he liked the individual ownership and the restriction on commercial uses. Commissioners discussed the possible hours. Caletka noted the 24-hour locked access.

Motion by Myers, Second by Lane, to approve the CUP with the restriction that commercial activity within this development be prohibited.

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

APPROVED

NEW BUSINESS

1. LSDP: Bellview Urban Center

A 29,710 sf, two-story building proposed as the final phase of development at 2223 S. Bellview Road on 1.23 acres in the U-COM (Uptown Commercial Mixed Use) zoning district.

Planner Christina Moore noted the location and recommended approval of the LSDP along with approval of the requested variance from the requirement that 60% of the building frontage along a Pedestrian Friendly street. She also pointed out an agreed upon fee-in-lieu of \$67,750 for tree mitigation.

Ali Karr, Crafton Tull, represented the project but had nothing to add to the staff report.

Motion by Myers, Second by Jensen, to approve the project along with the variance requested and accepting the fee-in-lieu.

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

APPROVED

2. PRELIMINARY PLAT: Meadow Brooke Subdivision, Phase 1

An 86-lot single-family subdivision proposed on 19.3 acres on the west side of S. Bellview Road at W. Amour Drive in the N-R (Neighborhood Residential) zoning district.

Planner II Amber Long presented a staff report on the project in southwest Rogers, she noted the recommendation of approval with approval of the following waivers:

- from the Drainage Criteria Manual Chapter 4, Section 3.3.1.6 regarding the storm water pipes slopes. The pipe flow velocities meet the minimum requirements and that is the purpose that a minimum slope serves.
- from Typical Street Section for a Minor Arterial in Sec. 14-44. Bellview Road was recently reconstructed.

Engineer Patrick Foye, Halff Engineering, represented the project but had nothing to add.

Motion by Myers, Second by Jensen, to approve the request as recommended by the Committee.

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

APPROVED

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:18 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman