



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 September 20, 2022 at 6:00 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, Mandel Samuels, and John Schmelzle.
Mark Myers was not present.

ACTION ON MINUTES

Motion by Schmelzle, Second by Jensen to approve the September 6, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

Crawford noted the Plans & Policies Committee met and discussed plans to update the Comprehensive Growth Map and the Development Code, noting more information to come.

Comments from the Development Review Committee to be noted at the time the item is discussed.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. CUP: Circle K

A request by Circle K for a Conditional Use Permit to allow the use "Convenience Store with Gas" at 1787 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.

(Tabled 9-6-22)

Planner Zachery Birdsong provided a staff report, pointed out location in south central Rogers, and noted the C-2 zoning for the property allows a convenience store with gas with a Conditional Use Permit only. C-2, however, isn't an allowed zone in the Neighborhood Growth Designation per the CGM. However, the location near the intersection of two major arterials warrants approval of the use and staff supported the request.

Jared Coleman, Bluefin Development, said the company is opening a number of Circle K stores in the area and appreciates the city support for the first one in Rogers.

Crawford noted the Plans & Policies Committee recommendation for approval.

Crawford opened the public hearing for comments. The following comments were received:

- Burke Larkin, PWX, owner of the property, expressed support for the CUP.

The public hearing was declared closed.

Motion by Jensen, Second by Andrade, to approve as requested.

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

APPROVED

2. CUP: Sapphire Homes

A request by Sapphire Homes for a Conditional Use Permit to allow both "Warehouse Office" and "Detached Residential Single Family" uses on ±3.81 acres at the southwest corner of W. Pleasant Grove Road and Highway 112 (Main Street) in the C-3 (Neighborhood Commercial) zoning district.

Planner Nicholas Little noted the location and explained the need for two Conditional Use Permits for the location. He said the plan is for model homes, not truly single-family homes, to be built as part of the office complex. Both uses are conditional in the C-3 zone, and both are related to the applicant's plans for a hub for their home construction business. The single-family use is strictly non-residential and model homes only but is contrary to the desired goals of a Neighborhood Center. He recommended consideration of the request.

Jay Young, DCI, represented the request and stated the southwest corner of the property will include a showroom facility and two model homes will be built on the southeast portion of the property. An office building for Sapphire homes is planned for the northernmost lot.

Crawford stated that the proposal came out of the Plans & Policies Committee with a recommendation to approve.

She opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Noting the Committee discussion, Jensen made a motion, Second by Samuels, to approve as requested.

Voice Vote: YES – 7 (Abstain – 1, Lane) **Motion carried.**

APPROVED

NEW BUSINESS

1. LSDP: Domino's

A proposed 2,070-sf restaurant on 0.75 of an acre at the southwest corner of New Hope Road and 1st Street in the C-2 (Highway Commercial) zoning district.

Planner Zachery Birdsong summed up the request, noting the lack of waiver or variance requests for the project and staff recommendation for approval.

Paul Engel, Anderson Engineering, said noted the project meets all conditions.

Schmelzle noted the Committee recommendation to approve.

Motion by Jensen, Second by Andrade to approve as presented.

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

APPROVED

2. LSDP: M&D Adventures

A proposed 7,296 SF commercial building planned for animal boarding on ± 1.27 acres at 3707 W. Southern Hills Blvd. the C-2 (Highway Commercial) zoning district.

Planner Zachery Birdsong summed up the request in the Common Corridor and the approval in January of a Conditional Use Permit to allow animal boarding. He said there were no waivers or variances needed for the proposed project.

Paul Engel, Anderson Engineering, noted the ease of working with staff and had no other comment.

Motion by Jensen, Second by Schmelzle to approve.

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

APPROVED

3. LSDP: Freeman Family Rentals

A proposed warehouse and storage facility consisting of two 13,897 SF buildings on ± 4.99 acres at 2326 S. 8th Street in the C-4 (Open-Display Commercial) zoning district and the city's Overlay District.

Planner Christina Moore said the project would need to be tabled because the Board of Adjustment could not meet that afternoon to decide on the variances needed.

Jensen noted a need to abstain on the project.

David Gilbert, Plymouth Engineering, represented the project.

Crawford noted the recommendation to table.

Motion by Burnett, Second by Schmelzle to table.

Voice Vote: YES – 7 (Abstain – 1, Jensen) **Motion carried.**

TABLED

4. LSDP: Embassy Apartments

A proposed 48-unit apartment development with 12 buildings and a leasing office 3.95 acres at 410 N. 13th Street in the RMF-12B (Residential Multifamily, 12 units per acre, with rentals) zoning district.

Planner Nicholas Little summed up the project and pointed out the rezone in November 2019. He said staff recommended approval including approval of the following waiver:

- Waiver from the Drainage Criteria Manual minimum cover requirements for private storm sewer, reducing it to 6 inches.

Ferdie Fourie, CDE, represented the project.

Schmelzle noted the Development Committee's recommendation for approval with the waiver.

Motion by Jensen, Second by Schmelzle to approve reduction of the minimum cover for private storm sewer to 6 inches.

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

APPROVED

5. PRELIMINARY PLAT: Hawthorne Heights Subdivision

A 57-lot subdivision located on 15.62 acres on the west side of S. Bellview Road and north of Garrett Road in N-R (Neighborhood Residential) zoning district.

Planner Christina Moore summed up the subdivision approval request noting the location between Pleasant Grove and Garrett roads along S. Bellview. She noted the project needed no variances or waivers for approval, which staff recommended.

Blake Murray, ESI, said he had no additional comment

Schmelzle said the Development Review Committee recommended approval of the project.

Motion by Jensen, Second by Andrade to approve as presented.

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

APPROVED

ADJOURN

There being no further business, Crawford adjourned the meeting at 6:12 p.m.

ATTEST:

APPROVED:

Kevin Jensen, Secretary

Rachel Crawford, Chairwoman