



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 November 15, 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, Ed McClure, Mark Myers, John Schmelzle, and Mandel Samuels.
Steve Lane did not attend.

ACTION ON MINUTES

Motion by McClure, Second by Schmelzle, to approve the November 1, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

Reports presented during item discussion.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. CUP: 37th Street Storage

A request by First Western Bank for a Conditional Use Permit for "Warehousing & Storage, Limited" on 0.6 acres southeast of the intersection at S. 37th and W. Walnut streets in the C2-CU (Highway Commercial, Condominium Use) zoning district Neighborhood Transition) zoning.

Planner Christina Moore explained the location in central Rogers behind Cici's Pizza and the Pataya restaurant. She explained the request and stated that staff isn't clear on what is

planned for the storage facility. She reviewed the staff report with detailed photos of the location and noted the request to table the issue until Dec. 20th.

Engineer Taylor Lindley represented the request. He said the applicant would like to table to allow more time to discuss the proposal with city staff.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Commissioners discussed tabling the request.

Motion by Burnett, Second by Samuels to table the request until the Dec. 20 meeting.

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

TABLED

2. REZONE: Max Alley

A request by Max Alley to rezone 1604 & 1608 W. Walnut Street from R-SF (Residential Single-Family) to the C-2 (Highway Commercial) zoning district.

Planner Kyle Belt explained the proposed location east of Walgreens and New Balance on W. Walnut Street. The rezone fits the city's Comprehensive Growth Map designation of Access Corridor, and staff recommended approval.

Chris Tilley, Odyssey Engineering, represented the request.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Myers noted the changing makeup of that area of Walnut and the fit with the CGM.

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

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

RECOMMENDED

3. RZN/DCP: Welcome to Rogers

A request by Welcome to Rogers, a planned mixed-use development, to rezone 335 S. Dodson Road from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

Planner Zachery Birdsong noted the location in northwest part of the city in a Neighborhood Center. He reviewed the request includes a mix of commercial and multifamily with a plan

for 35 units per acre. The proposal wouldn't necessitate a DCP because of the mixed use, but the density level requires it. He pointed out aspects of the plans, including commercial along Dodson Road. He said staff has requested more details for the plan and the applicant neglected to send public hearing notices out in a timely manner, so the recommendation is to table.

Jason Boze, Core Architects, represented the request.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Motion by Myers, Second by Burnett, to table the request until the December 6 meeting of the Commission.

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

TABLED

NEW BUSINESS

1. LSDP: Cottages at Bellview

A proposal to construct a 156-unit single-family development on 20.34 acres west of S. Bellview Road and north of W. Garrett Road in the N-R (Neighborhood Residential) zoning district with an approved Density Concept Plan.

Planner Nick Little noted the DCP for the project was approved last fall with a number of conditions, which have mostly been met. He said a maintenance agreement for the paving system is expected to be submitted before final project approval by staff. He pointed out changes in the site plan since the DCP approval and the lowered density of 7.67 units per acre.

Amariah Berry, Development Compliance Specialist, explained a request to waive cross access requirements for connectivity to the south, agreeing with the the hardship of Cross Creek running through the property along its southern border. She recommended approval of the waiver. Little recommended approval of the LSDP.

Engineer Taylor Lindley, Crafton Tull, represented the project, agreed with the staff report and any conditions of approval.

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

Motion by McClure, Second by Andrade to approve the LSDP as presented.

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

APPROVED

2. LSDP: NWA Flight Hangar

A proposed 37,920-sf hangar structure proposed at the Rogers Executive Airport at 1030 W. Happy Trails Drive in the I-1 (Light Industrial) zoning district.

Planner Zachery Birdsong noted the location on the airport grounds and a requested waiver of landscaping requirements in order to decrease wildlife on the airport grounds. He recommended approval with approval of the waiver.

Schmelzle noted the Development Committee's recommendation to approve as

Motion by Schmelzle, Second by Andrade, to approve the LSDP as presented.

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

APPROVED

3. LSDP: Shadowbrooke Phase V

A proposed 86-unit phase of the Shadowbrooke townhome development on S. Everest Avenue in the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district.

Birdsong noted the location and the plan for the multifamily development, which was approved as a DCP in 2021. He said the development meets code other than a request to waive requirements on storm pipe velocities.

Schmelzle noted the Development Committee's recommendation to approve with

Motion by Schmelzle, Second by Jensen, to approve the LSDP with the two waivers

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

APPROVED

4. Appeal: Storage World Global

Appeal of staff decision denying a waiver of Sec. 14-260(1)(f) regarding curb cut separation at 2102 N. 2nd Street in the I-1 (Light Industrial) zoning district.

Crawford noted the appeal had been withdrawn by staff and will go to the Board of Adjustment in the future.

ADJOURN

There being no further business, Crawford adjourned the meeting at 6:17 p.m.

ATTEST:

APPROVED:

Kevin Jensen, Secretary

Rachel Crawford, Chairwoman