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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 January 3, 2023 at 6:00 P.M. The meeting was called to order by Vice Chair Hannah Cicioni.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels .
Derek Burnett and John Schmelzle did not attend.

ACTION ON MINUTES

Motion by McClure, Second by Samuels, to approve the December 20, 2022, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. *Motion carried.*
APPROVED

REPORTS FROM STAFF

Deputy Director of Community Development Shawn Grindstaff explained changes in the room regarding locations for speakers during the public hearings and for representatives of items on the agenda.

CONSENT AGENDA

1. **LSDP: 37th Street Storage**
   A proposal to construct a 4,203 square-foot storage building on 0.6 acres at 109 S. 37th Street in the C2-CU (Highway Commercial, Condominium Unit) zoning district.
2. **LSDP: Northwest Park**
   Proposed updates to a 23.38-acre city park including ballfields, concessions, a maintenance building, batting cages, parking, etc., at 1251 W. Will Rogers Drive in the R-DP (Residential Duplex Patio) zoning district.
3. **LSDP: Pinnacle Springs**

A mixed-use development with 354 dwelling units and commercial space on 15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

Motion by Samuels, Second by Myers, to approve the consent agenda as presented.
Voice Vote: 6 – Yes, 1 – Abstain (Andrade). *Motion carried.*
APPROVED

OLD BUSINESS
None

PUBLIC HEARINGS:

1. **CUP: El Senor de los Carros**
   A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District. *(Tabled 12/20/22)*

   Samuels questioned the number of times the item has been tabled due to issues with the applicant's mailout to surrounding property owners. Commissioners agreed to table again.

   Motion by McClure, Second by Myers, to table the request until the January 17 meeting.
   Voice Vote: YES – Unanimous ***Motion carried.***
   TABLED

2. **CUP: Van Dyke Warehouses Lots 2 & 3**
   A request by Van Dyke Warehouses Lots 2 & 3 for a Conditional Use Permit to allow the use "Warehouse Office" at 1700 and 1702 W. Hudson Road in the C-2 (Highway Commercial) zoning district and in the city's Overlay District.

   Planner Zachery Birdsong presented the staff report, noting the CUP meets all but one question used to determine acceptability of a CUP request. He said the property is not zoned correctly per the latest Comprehensive Growth Map. He pointed out similar uses in the surrounding area, including a CUP recently issued for four lots in the Van Dyke subdivision a block to the south.

   Engineer Matt Loos, Halff, represented the project. He commended the staff report and said he had nothing to add.

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

   Motion by Myers, Second by Andrade, to approve the Conditional Use Permit as requested.
   Voice Vote: YES – Unanimous ***Motion carried.***

APPROVED

3. **CUP: Vanhooser Holdings LLC**

A request by Vanhooser Holdings LLC for a Conditional Use Permit to allow the use "Commercial Assembly, Recreation & Entertainment" at 2111 W. Walnut Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

Planner Nick Little presented the CUP staff report, pointing out the location in Midtown Rogers. The CUP will allow an indoor go-cart track. The use would be allowed by right if the property were zoned correctly per the city's CGM, he said. He noted that accessibility isn't an issue because of the location within the mall property and pointed out the entrance and parking planned behind the building. Staff has encouraged the applicant to rezone the property to get in compliance with the CGM zoning, and the applicant recently applied for that rezone.

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

Commissioners discussed the plans including the location of the planned entrance at the back of the building and the fact that Benton County Office and the Samaritan Shop will continue to operate in the building as well.

Myers noted that he had no issue with the CUP approval that will allow the facility to possibly open sooner than waiting for the rezone to be approved. He also questioned whether the Commission could limit the go-carts to electric only as stated in the proposal.

Community Development Director John McCurdy said the limitation to electric only needed to be stipulated in the motion for the CUP in order to make it mandatory for the business.

Motion by Myers, Second by McClure, to approve the Conditional Use Permit for the proposed go-cart facility for the use of electric go-carts only.
Voice Vote: YES – Unanimous ***Motion carried.***
APPROVED

4. **RZN: Fernando Adame**

A request by Fernando Adame to rezone 0.82 acres east of E. Spring Street and south of E. Walnut Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

Planner Kyle Belt presented the staff report. He said the property is within the Downtown Regional Center in an area called out for NBT zoning. Since the property should be zoned NBT per the DRDC, staff recommended approval.

Nathan Crouch, Blew & Associates,

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

Myers noted compliance with the CGM.

Motion by Myers, Second by Samuels, to recommend the rezone request as presented to City Council for approval.
Voice Vote: YES – Unanimous ***Motion carried.***
APPROVED

NEW BUSINESS
None.

ADJOURN
There being no further business, Cicioni adjourned the meeting at 6:18 p.m.

ATTEST: **APPROVED:**

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Jorge Andrade, Secretary John Schmelzle, Chairman