



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

PLANNING COMMISSION MEETING AGENDA

APRIL 4, 2023

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. March 21, 2023

PUBLIC FORUM :

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION :

CONSENT AGENDA:

1. **LSDP: Patterson Expansion:** A proposal to construct a 3,154-sf expansion building at 702 W. Cypress Street in the COM (Commercial Mixed Use) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Phil Swope*
2. **LSDP: The Derailleur:** A proposal to construct a 12,796-sf multi-family and commercial development with parking at 114 W. Pine Street in the NBT (Neighborhood Transition) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Brahm Driver*



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PUBLIC HEARING:

CALL FOR RECESS :

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission
 - RZN/DCP: Dixieland Multifamily

CALL TO ORDER :

OLD BUSINESS:

1. **RZN/DCP: Dixieland Multifamily:** A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-12 (Residential Multifamily, 12 units per acre) zoning district with a Density Concept Plan. *(Returned from City Council on 2/14/23)*
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Matt Loos*

NEW BUSINESS:

1. All recommended items from committees.
2. **LSDP: Pinnacle Groves (Place de Arabella):** A proposal to amend a previously approved Landscape Plan for a Large-Scale Development at 5272 W. Northgate Road in the R-O (Residential Office), RMF-6B (Residential Multifamily, 6 units/acre, rentals) C-2 (Highway Commercial), and PUD (Planned Unit Development) zoning districts.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Daniel Ellis*

ADJOURN:

COMMISSIONERS' FINAL COMMENTS:



LARGE SCALE DEVELOPMENT

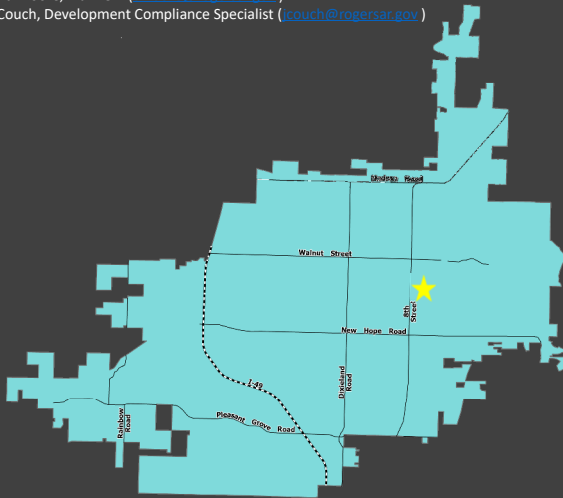
PLANNING

Patterson Expansion

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location

702 W Cypress Street

CGM Designation

Regional Center

Zoning

COM (Commercial Mixed-Use)

Proposed Use

Cabinet Fabrication

Representative

Phil Swope, Swope Engineering

All reviews have passed.

Location:

Located in east Rogers, just east of the Arby's and KFC on S 8th Street.

Proposal:

The proposed use is for cabinet fabrication

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian oriented street network. Goals include high-quality design and efficient use of land. (CGM PAGE 1)

Allowed Zoning Districts:

COM

ZONING:

COM (Commercial Mixed-Use):

The purpose and intent of the COM zoning is to be compatible with the CORE Mixed Use through flexibility of uses, continuing to allow retail, education and commercial as primary uses, but also including residential as a core use to be located with Downtown Rogers. The focus is to transition this area as a more livable location, by upgrading infrastructure for development while also making this area friendlier to residential use. Sec. 14-715(1.1)(a)(ii).

Use Definition:

Sec. 14-715(Table 3-1: Schedule of Uses)

Commercial Uses:

Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service).



LARGE SCALE DEVELOPMENT

PLANNING

Patterson Expansion



All reviews have passed.

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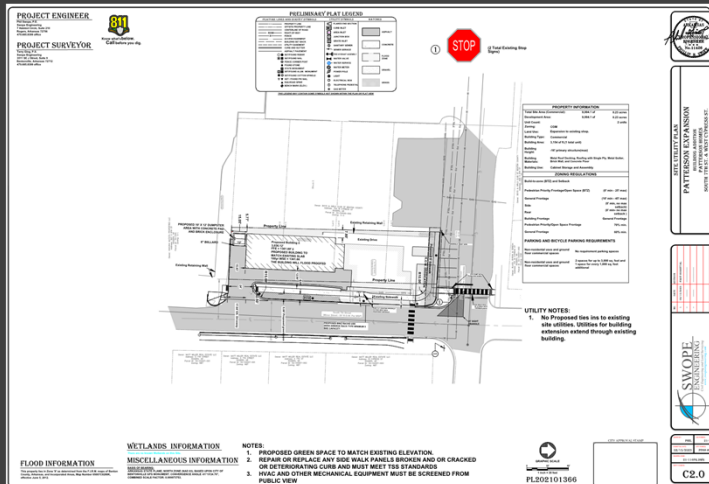
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service).



LARGE SCALE DEVELOPMENT

Patterson Expansion

PLANNING



Site Plan

Request

- A proposal to construct a 3,154 square-foot expansion of existing building.
- Development has passed all review and no waivers or variances are needed.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

Stormwater management is not applicable on this site.

WATER QUALITY:

Water quality is not applicable on this site.

FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Cypress St and 7th Street pavement is not in substandard position.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Cypress Street, a Minor Street, is 68.5ft and meets the typical street section requirements.

The right-of-way width for S 7th Street, a Minor Street, is 50ft as required by the Typical Street Section

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along W. Cypress Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

Five streetlights are proposed, and meet streetlight requirements.

Street Trees:

The applicant proposes seven Hedge Maple Trees as street trees and meet all street tree requirements.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

PLANNING

Patterson Expansion



Recommendation
APPROVE

Aerial Image

Summary

LSDP Staff Recommendation

APPROVE



LARGE SCALE DEVELOPMENT

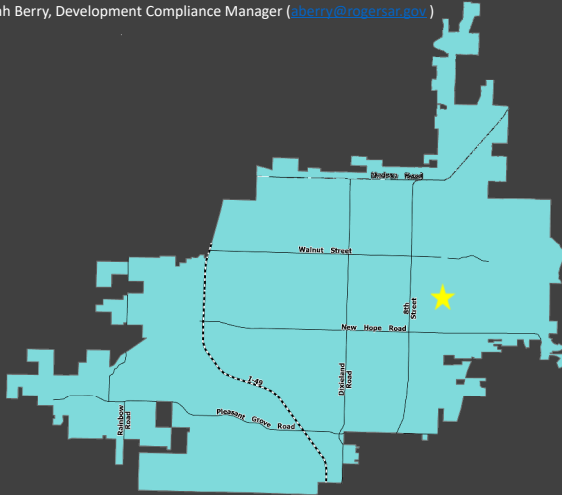
PLANNING

The Derailleur

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Amariah Berry, Development Compliance Manager (aberry@rogersar.gov)



Vicinity Map

Location

114 W Pine Street

CGM Designation

Regional Center

Zoning

NBT (Neighborhood Transition Unit)

Proposed Use

Mixed-Use: Multi-Family & Commercial

Representative

Brahm Driver, Ecological Design Group

All reviews have passed.

Location:

Located in east Rogers, south of the Mona Lisa Sculpture

Proposal:

The proposed use is for a dog boarding facility.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian oriented street network. Goals include high-quality design and efficient use of land. (CGM PAGE 1)

Allowed Zoning Districts:

NBT

ZONING:

neighborhoods around downtown.” Sec. 14-715(1.1)(a)(iv).

Use Definition:

“Multifamily Residential” is defined as “a secondary use classification encompassing buildings containing that have three or more dwelling units that share common walls, floors or open space on a site.” Sec. 14-695(b)(1)(i).

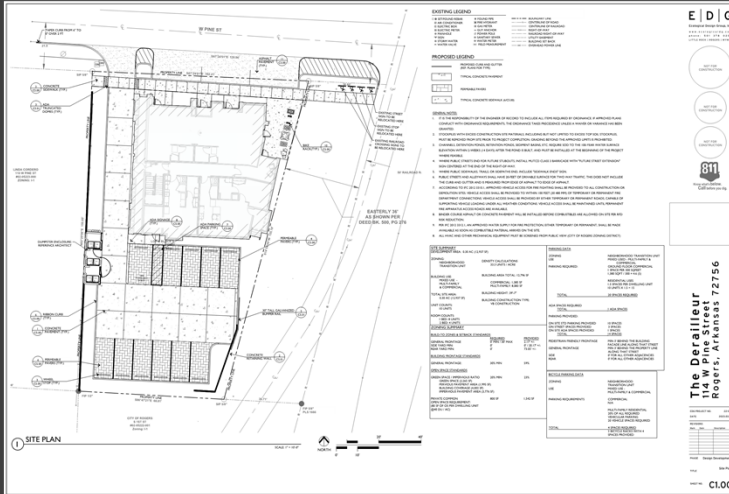
Commercial uses can encompass office, retail, sales and service uses.



LARGE SCALE DEVELOPMENT

The Derailleur

PLANNING



Site Plan

Request

- A proposal to construct a 12,796 square-foot multi-family and commercial development with parking.
- Development has passed all review and no waivers or variances are needed.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

Stormwater management is not applicable on this site.

WATER QUALITY:

Water quality is not applicable on this site.

FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pine Street is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Pine Street, a Minor Street, is 28-ft from the centerline as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes a 5-ft sidewalk along W Pine Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

One streetlight is proposed at the driveway, and meets streetlight requirements.

Street Trees:

The applicant proposes two London Plane Trees as street trees and meets all requirements.

RECOMMENDATIONS:

Approve

The Derailleur



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE



Dixieland Multifamily

Overview

- Planning Commission originally recommended City Council Approve this request on 2/7/23.
- City Council returned the request to Planning Commission for design modifications over setback concerns.
- The applicant has submitted plans that meet all RMF zoning requirements.
- They are proposing to increase density from 10.5 units/acre to 12 units/acre.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to RMF-12 to align with the Neighborhood growth designation.

Density Concept Plan Request:

They are also proposing to construct 49 dwelling units on about 4.84 acres. The gross density of this is 58 units/acre, which is below the neighborhood max density of 12 units/acre.

ZONING:

RMF with DCP:

The purpose and intent of the RMF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot- line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district.” Sec. 14-703(a).



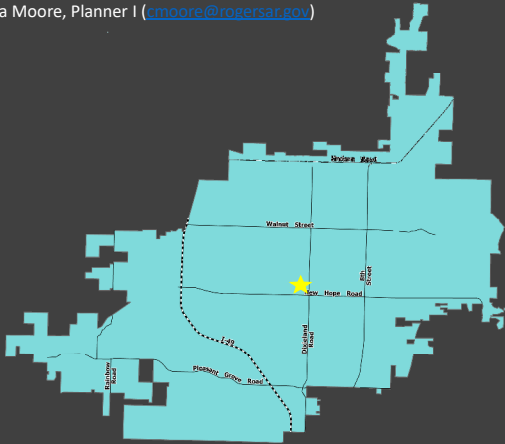
Rezone/DCP

PLANNING

Dixieland Multifamily

Staff:

Christina Moore, Planner I (c.moore@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood Center

Zoning

A-1 (Agricultural)

Proposed Zoning

RMF (Residential Multifamily) with DCP,
12 units/acre

Location

1704 & 1710 S Dixieland Rd
(North of Kum and Go on the west side of
Dixieland)

Representative

Matt Loos, Olsson

Location:

This is located in central Rogers near the intersection of New Hope and Dixieland.

Proposal Overview:

The applicant is proposing a rezone and density concept plan for a residential multifamily development.



Rezone/DCP

PLANNING

Dixieland Multifamily



Original Density Concept Plan Request

A proposal to construct 49 dwelling units on about 4.84 acres at a gross density of 10.5 units per acre.



Modified Density Concept Plan Request

A proposal to construct 58 dwelling units on about 4.84 acres at a gross density of 12 units per acre.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to RMF-12 to align with the Neighborhood growth designation.

Density Concept Plan Request:

They are also proposing to construct 49 dwelling units on about 4.84 acres. The gross density of this is 58 units/acre, which is below the neighborhood max density of 12 units/acre.

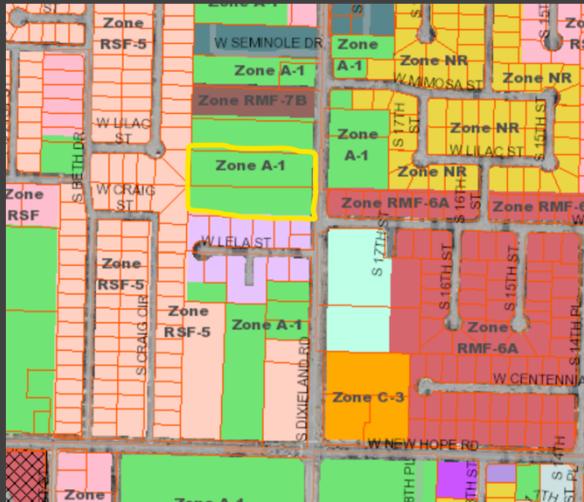
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RMF with DCP:

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Dixieland Multifamily



Zoning

Rezone Request

A proposal to rezone the subject property from A-1 to RMF-10.5.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to RMF-12 to align with the Neighborhood growth designation.

Density Concept Plan Request:

They are also proposing to construct 49 dwelling units on about 4.84 acres. The gross density of this is 58 units/acre, which is below the neighborhood max density of 12 units/acre.

ZONING:

RMF with DCP:

The purpose and intent of the RMF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district.” Sec. 14-703(a).



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Rezone/DCP

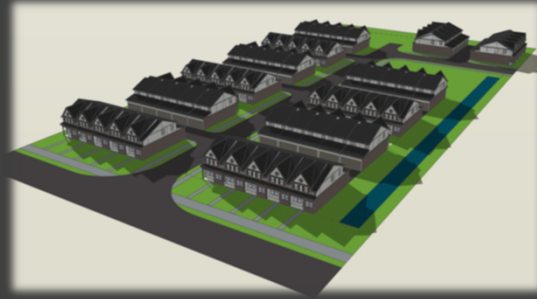
PLANNING

Dixieland Multifamily



Original Coverage:

- Building Coverage: 40%
- Open Space: 24%
- Impervious Cover: 76%



Modified Coverage:

- Building Coverage: 32%
- Open Space: 47%
- Impervious Cover: 53%

Rendering:

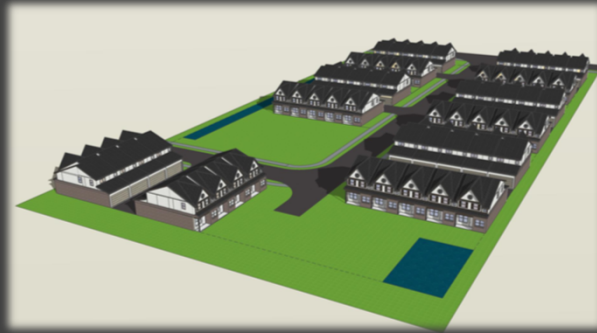


Dixieland Multifamily



Original Common Areas:

- Planned courtyards between all buildings.



Modified Common Areas:

- Two planned greenspaces to serve as common areas for residences.

Rendering:



Dixieland Multifamily



Surrounding Context

Surrounding Context:

This is looking north on Dixieland Road with the planned development directly to the west. You can see the property is on a major roadway.



Dixieland Multifamily



Original Requested Setback:

- Original site plan had a front setback of 4 feet and 4 inches



Modified Setback:

- Proposed site plan now meets the required 30 foot front setback



Dixieland Multifamily



Original Requested Setback:

- Original site plan had both side setbacks of 9 feet



Modified Setback:

- Proposed site plan now meets the required 10 foot side setbacks



Dixieland Multifamily



Original Requested Setback:

- Original site plan had a rear setback of 32 feet and 3 inches



Modified Setback:

- Proposed site plan has rear setback of 30 feet



Dixieland Multifamily



Original Parking Plan:

- Original parking had a mix of two car garages and surface parking spaces for units without garages.



Modified Parking Plan:

- Modified parking plan includes two car garages for all units.

Rendering:



Rezone/DCP

PLANNING

Dixieland Multifamily

EXHIBIT A - ENHANCED SCREENING PLAN
CONCEPTUAL SITE DESIGN
PROJECT C



Original Screening Plan

- 6 foot wood privacy fence
- 3 varieties of arborvitae thuja occidentals



Modified Screening Plan

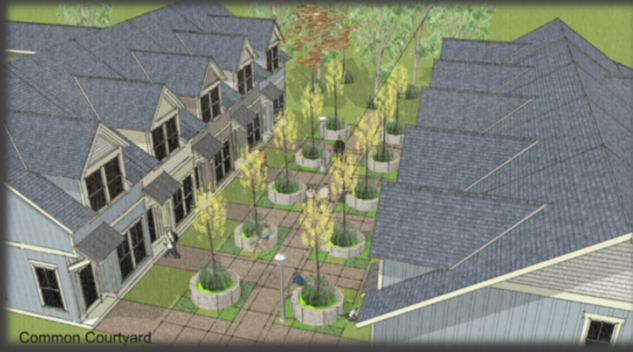
- 6 foot wood privacy fence
- 3 varieties of arborvitae thuja occidentals



Rezone/DCP

PLANNING

Dixieland Multifamily



Original Rendering

Proposed maximum eave height = 29 feet



Modified Rendering

Proposed maximum eave height = 29 feet

Rendering:



Dixieland Multifamily



Original Site Plan



Modified Site Plan

Staff Analysis:

- The modified site plan meets all RMF zoning requirements for setbacks, site coverage, and building height.
- The new density proposal meets the maximum allowed density per Neighborhood growth designation.
- City Council requested the applicant meet the requirements of RMF zoning and the applicant provided a site plan that meets all zoning standards.



Aerial Map

Refer to Committee.

All comments are reserved for the Large Scale Development.

No input has been received from the public.



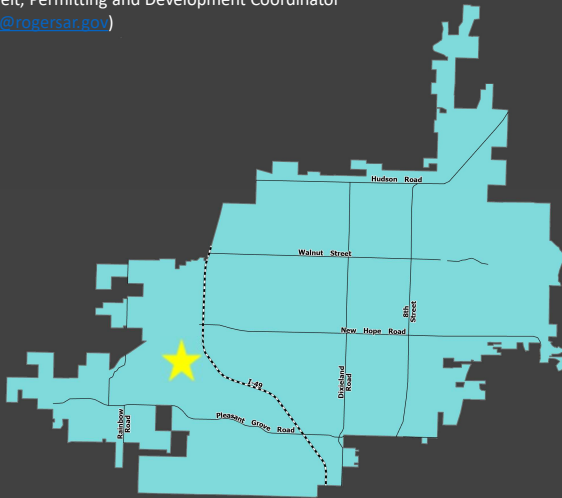
LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Groves/Place de Arabella

Staff:

Kyle Belt, Permitting and Development Coordinator
(kbelt@rogersar.gov)



Vicinity Map

Location

5272 W. Northgate Rd.

CGM Designation

Uptown Regional Center

Zoning

R-O (Residential Office), RMF-6B (Residential Multifamily 6/units per acre), C-2 (Highway Commercial), and PUD (Planned Unit Development) zoning districts.

Request

Amend a Previously Approved Landscape Plan for a Large-Scale Development

Representative

Daniel Ellis, Crafton Tull

All reviews have passed.

Location:

Located in SW Rogers just west of S. Champions Dr. and W. Northgate Rd.

Request:

Amend a Previously Approved Landscape Plan for a Large-Scale Development.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Uptown Regional Center

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.
(CGM PAGE 1)

Allowed Zoning Districts:

COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT

ZONING:

R-O (Residential Office):

The purpose and intent of this district is to “provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses.” Sec. 14-706.(a).

R-MF (Residential Multifamily District):

The purpose and intent of this district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts.” Sec. 14-703(a).

C-2 (Highway Commercial):

The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.” Sec. 14-709(a).

PUD (Planned Unit Development):

The purpose and intent of a planned unit development (PUD) “is a comprehensively planned residential, commercial, office, or office-warehouse land development project in which the standard requirements of the zoning ordinance and subdivision regulations may be varied to permit design flexibility, building clustering, grouping of open space, increased density, and alternative to public facility improvements. PUD is considered an ‘additional’ zoning district designation and shall allow the City of Rogers to require compliance with the below listed provisions as a condition preceding any development of the land so zoned. Any such designation (Example - "PUD-C2") shall be restricted to both the underlying zone (C-2) and the additional requirements of the PUD designation in its entirety. If there is a conflict between any regulations or requirements contained in the PUD final plan and the underlying zoning, the conditions of the additional PUD designation shall prevail. The PUD zoning district designation shall be submitted to City Council only upon approval of the PUD final plan by the Planning Commission. The final plan, and all of its relevant contents, shall be attached as an exhibit to the relevant zoning ordinance(s) when presented to the City Council and, if approved, shall become fixed requirements directly tied to the zoning and development of the subject property as long as the PUD zoning designation(s) remain unchanged. A PUD zoning designation Ordinance shall not be considered by the City Council without an attached final plan previously approved by the Planning Commission. Approval of a PUD zoning designation and final plan do not relieve the property owner of the requirements of large-scale development plans or subdivision regulations if otherwise required City code.” Sec. 14-717(a)(1).



Pinnacle Groves/Place de Arabella



Aerial Image

LSDP Staff Recommendation

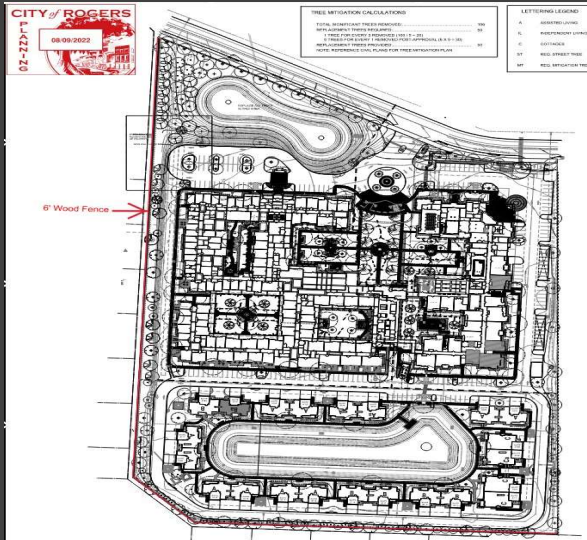
APPROVE amended Landscape Plan.



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Groves/Place de Arabella



Approved Landscape Plan – 08/9/2022

Request

A proposal to remove a previously approved fence.

Analysis

- The approved LSDP requires a 6-foot fence.
- Adjacent neighbors initiated a request to remove the fence.
- This request meets the screening requirements and purpose and intent of the requirements under Sec. 14-256(15).

Summary

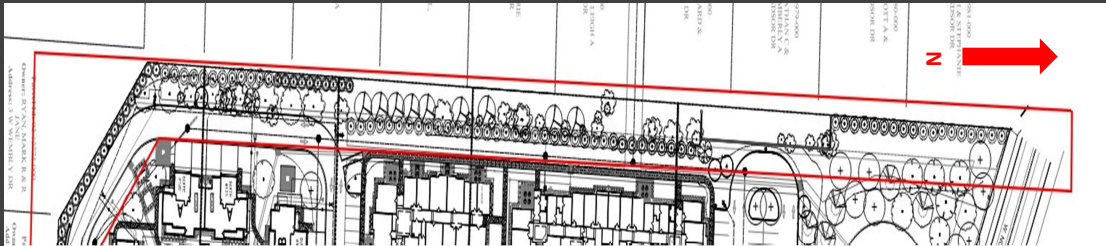
A proposal to modify the screening on a previously approved landscape plan.



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Groves/Place de Arabella



Proposed Screening Update – West Side

Summary

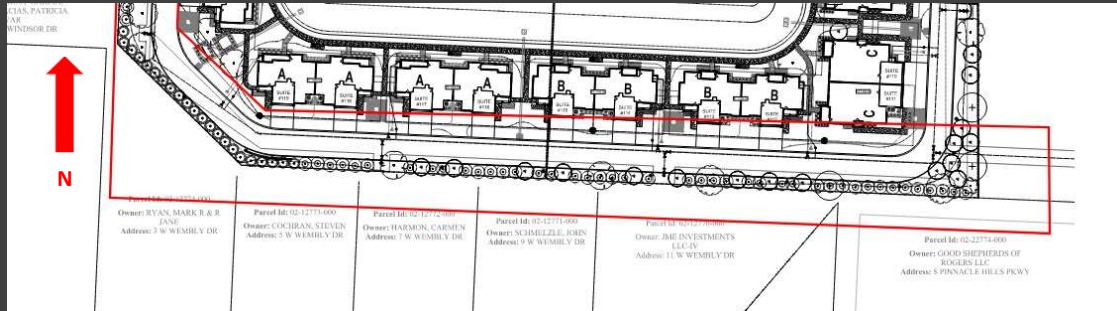
A proposal to modify the screening on a previously approved landscape plan.



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Groves/Place de Arabella



Proposed Screening Update – South Side

Summary

A proposal to modify the screening on a previously approved landscape plan.



Recommendation

APPROVE amended Landscape Plan

LSDP Staff Recommendation