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

# PLANNING COMMISSION MEETING AGENDA
## AUGUST 20, 2024
## 5:30 PM

**ONLINE VIEWING:**
**PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/88562675942**
**BOARD OF ADJUSTMENT: N/A**
**ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/88635262025**

**DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.**

## AGENDA

**CALL TO ORDER**

**ROLL CALL**

**DECLARATION OF ABSTENTION**

**MINUTES**

a. August 6, 2024

**REPORTS**

a. Development Working Group
b. Staff
c. Commissioners

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**PUBLIC FORUM**
Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is offered at this time for select consent agenda items noted below:

**a. Shadow Valley Phase 12** Approving a rezoning subject to standard review of 7.09 acres generally located west of S. Brighton Road and north of W. Wallis Rd from zone T3.2 Neighborhood Low-Intensity to T4.1 Neighborhood Medium-Intensity.

**CONSENT AGENDA**
The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

**a. Shadow Valley Phase 12** Approving a rezoning subject to standard review of 7.09 acres generally located west of S. Brighton Road and north of W. Wallis Rd from zone T3.2 Neighborhood Low-Intensity to T4.1 Neighborhood Medium-Intensity.
*STAFF: Christina Moore*
*REPRESENTED BY: Taylor Lindley*

**REGULAR AGENDA - Items Removed from Consent**
The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

**REGULAR AGENDA - Old Business**

**a. Barrington Place** To consider rezoning about 43 acres at 876 S. Dodson Rd from zone A-1 (Agricultural) to zone RMF-12 (Residential Multi-Family, 12 units per acre) with a Density Concept Plan.
*PREVIOUS ACTION: Postponed to 8/20/24 at the 7/16/24 PC Meeting*
*STAFF: Zachery Birdsong*
*REPRESENTED BY: Jason Emmett*
*PUBLIC HEARING REQUIRED*

**REGULAR AGENDA - New Business**

**CALL FOR RECESS**
If the Planning Commission has referred items 5a or 6a to the Zoning Review Committee they will recess at this time and the Zoning Review Committee will convene as noted below. If there are any items on Board of Adjustment's agenda they will convene as noted below.

**a. Zoning Review Committee – HELD IN COUNCIL CHAMBERS**

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Item 5a or 6a if referred

**b. Board of Adjustment – HELD IN COMMUNITY ROOM**
No items

**CALL TO ORDER**
If recess was taken the Planning Commission will reconvene at this time in the Council Chambers.

**a. Zoning Review Committee Recommendations**

**COMMISSIONERS' FINAL COMMENTS**

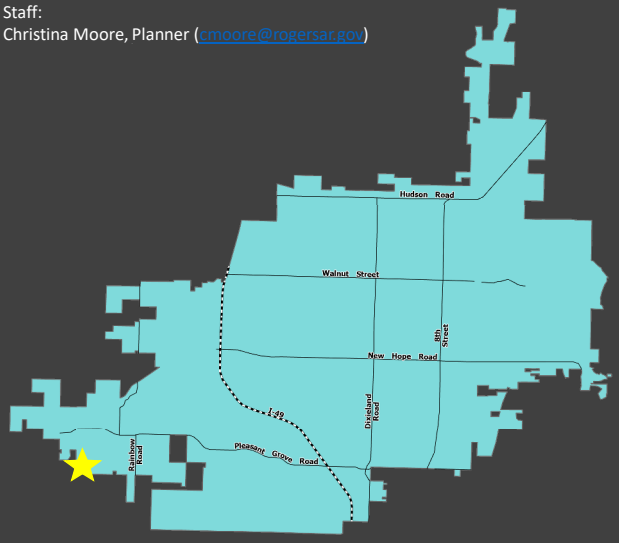
**ADJOURN**

# Rezone

## Shadow Valley Ph 12

PLANNING

Staff:
Christina Moore, Planner (cmoore@rogersar.gov)




*Vicinity Map*

**FLUM Place Type**
Suburban Neighborhood

**Zoning**
T3.2

**Proposed Zoning**
T4.1

**Location**
7139 W Wallis Road

**Representative**
Taylor Lindley, Crafton Tull

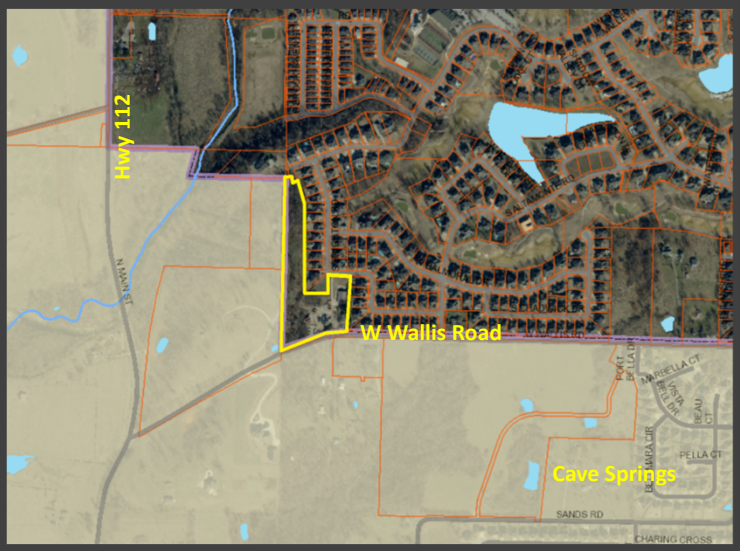
*Location:*

The applicant is proposing a rezone located in south west Rogers, at 7139 W Wallis Road.

Rezone

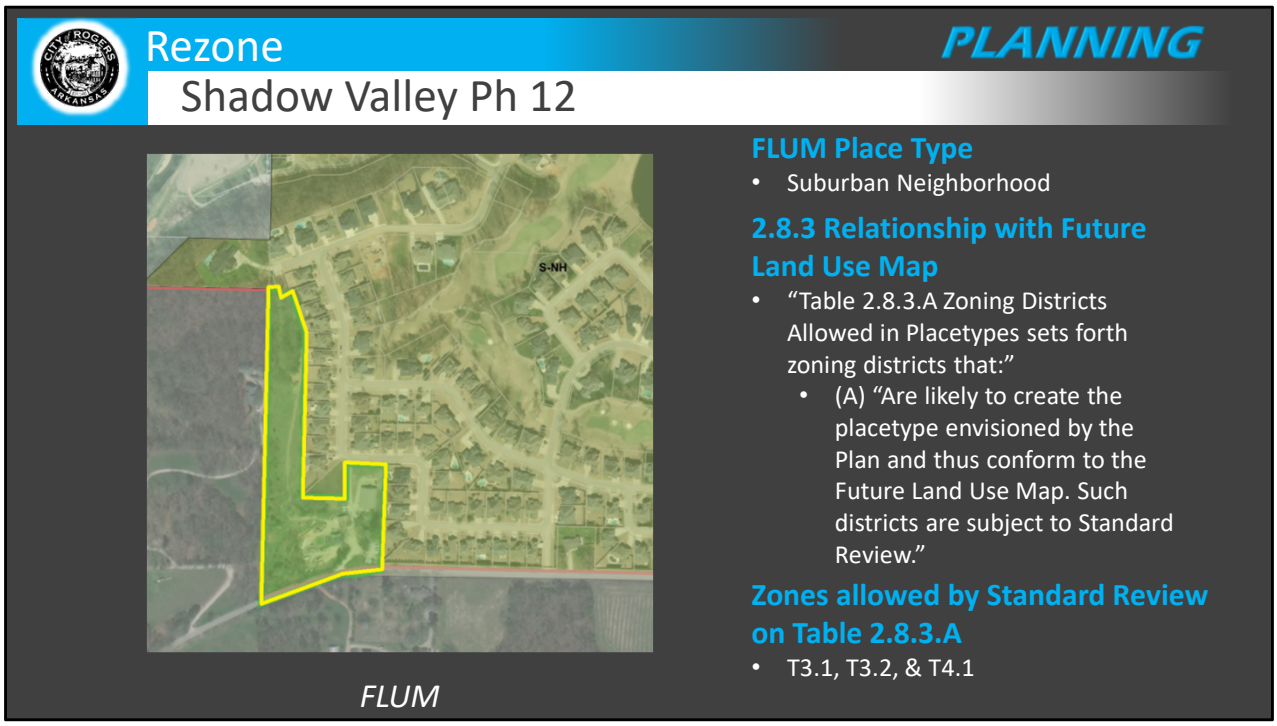
PLANNING

## Shadow Valley Ph 12




*GEOLOCATION*

The property is located in the Shadow Valley Subdivision just north east of the junction of Highway 112 and W Wallis Road, bordering Cave Springs City limits.




*Rezone Request:*

The applicant is requesting to rezone the subject property T3.2 (Neighborhood Low-Intensity to T4.1(Neighborhood Medium-Intensity).

ZONING:

*T3.2:*

"A low intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited." Section 4.2

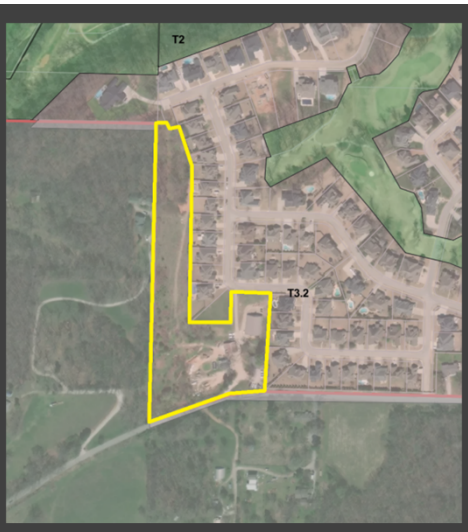
T4.1

"A medium intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed." Section 4.2

# Rezone

PLANNING

## Shadow Valley Ph 12




*Zoning Map*

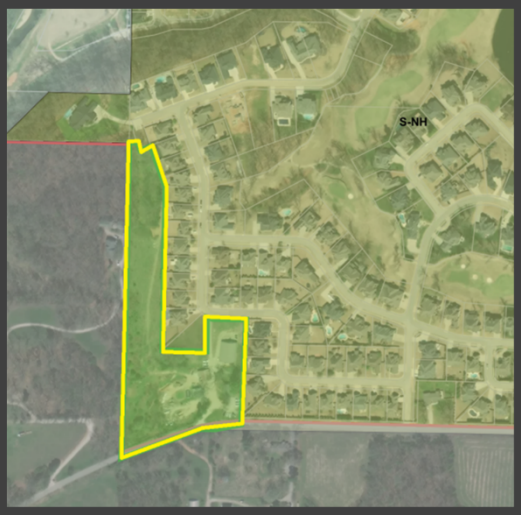
**Rezone Request**

- Currently zoned T3.2. Proposed rezone to T4.1
- This proposal is subject to standard review.

## Rezone

PLANNING

### Shadow Valley Ph 12




*FLUM*

**UDC**

2.8.6 Standard Review Criteria

- Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
  - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."

**Staff Analysis**

- Table 2.8.3.A labels rezoning to T3.1, T3.2, or T4.1 as Standard Review

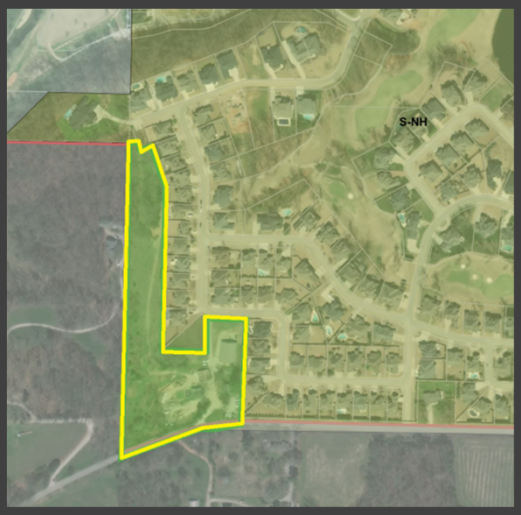
Staff Analysis:

- The rezone request is subject to standard review.

Rezone

PLANNING

## Shadow Valley Ph 12




*FLUM*

**Staff Analysis**

- The Rogers Comprehensive Plan states neighborhood place types should have a variety of housing typologies. T4.1 allows for a wider variety of housing types and configurations than T3.1.
- Staff finds that rezoning to T4.1 in the Suburban Neighborhood place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

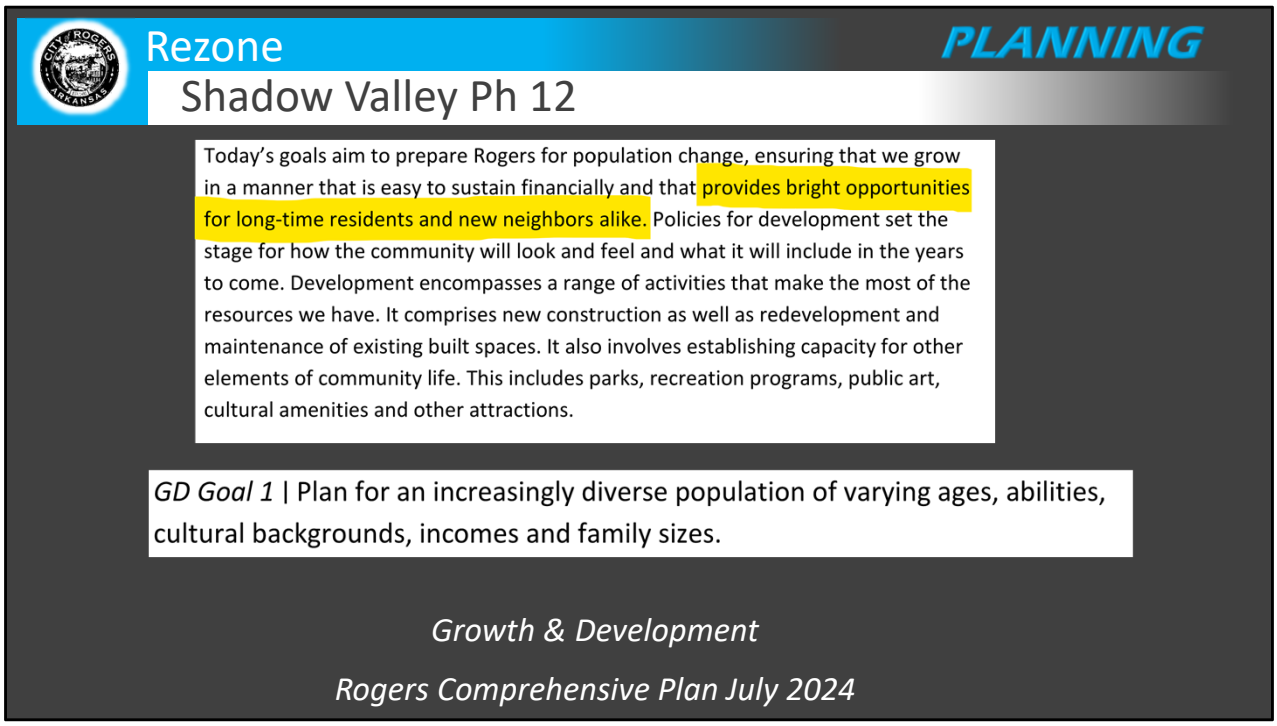
- T3.2 is more restrictive in that the
- The requested zoning of RMF-32.5 is allowed within the Commerce Corridor.
- The Commerce Corridor does not have a base or max density allowance. This is determined by the DCP.

*Rogers Future Land Use Placetypes*

Neighborhoods

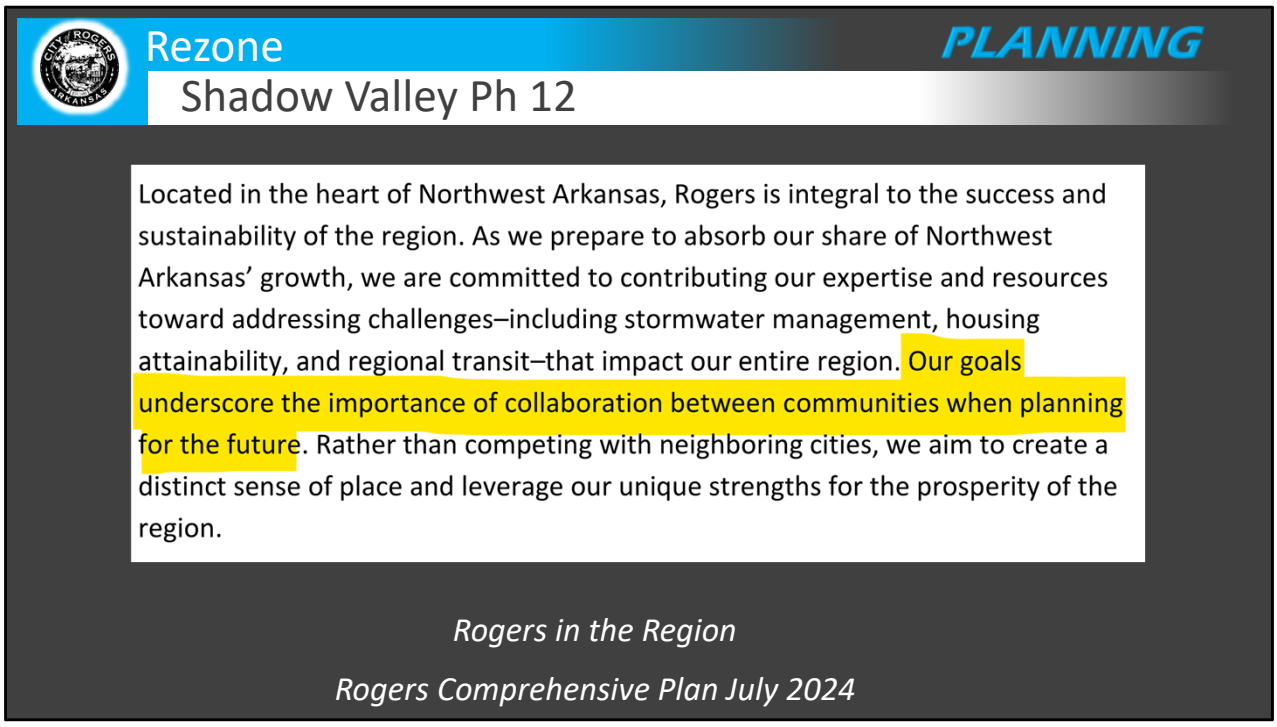
*Placetype Character:*

Residential Areas outside of designated corridors and centers. These areas comprise residential developments of varying sizes, scales, and building typologies. They may include neighborhood-scale services and commercial spaces, institutional uses, and places of worship.(FLUM Placetypes Page 6).



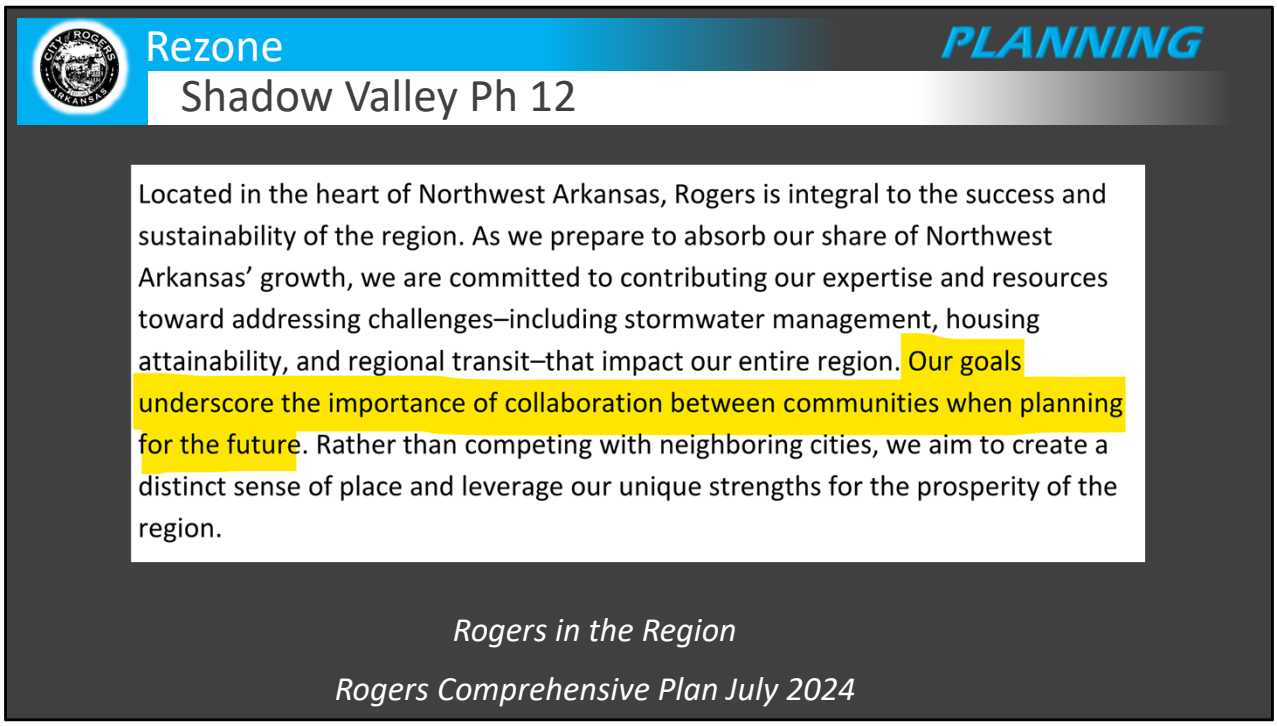

Staff Analysis:

- The Growth and Development section of the Rogers Comprehensive plan states we should be providing opportunities for both long-time residences and people that are moving to Rogers.
- Goal #1 states that we need to plan for a diverse population with differing ages, abilities, cultural backgrounds, incomes and family sizes.
- Allowing different housing types allows people to age in place as their family sizes change and needs/abilities change throughout life.




Staff Analysis:

- The Rogers in the Region section of the Rogers Comprehensive plan states we should working collaboratively with surround cities so we grow in a successful way.




Staff Analysis:

- The Comprehensive Growth Map calls for Commerce Corridor and U-NBT zoning along the northern and eastern border of the property to act as a buffer against adjacent residential.
- The requested zoning of RMF-32.5 is allowed within the Commerce Corridor.
- The Commerce Corridor does not have a base or max density allowance. This is determined by the DCP.

*Growth Designation:*
Commerce Corridor, U-NBT
*Growth Designation Character:*
Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM Page 1).
*Base Density:*
Determined by DCP
*Max Density:*
Determined by DCP

## Rezone
## Shadow Valley Ph 12

PLANNING

**NEIGHBORHOOD TRANSITION (NT)**
Neighborhood Transition areas plan for moderate-density residential development serving as a transition between commercial/mixed use and residential low-density land uses. Housing types are varied: single-family, duplexes, townhomes, and lower density apartment buildings. Some neighborhood-scale commercial uses may be included where appropriate access is available. All multifamily, mixed use, or non-residential uses or structures shall be subject to design standards appropriate to assure compatibility of uses. Care shall be taken to assure that the appropriate amount of greenspace and/or active transportation infrastructure is provided with the development.

*Cave Springs Growth Map*

Staff Analysis:

- We looked at the City of Cave Springs growth map and discovered the land to the west is designated for their Neighborhood Transition.
- This growth area is described as moderate-density and is meant to be a transition between commercial/mixed use and residential low-density.

***RECOMMENDATIONS:***

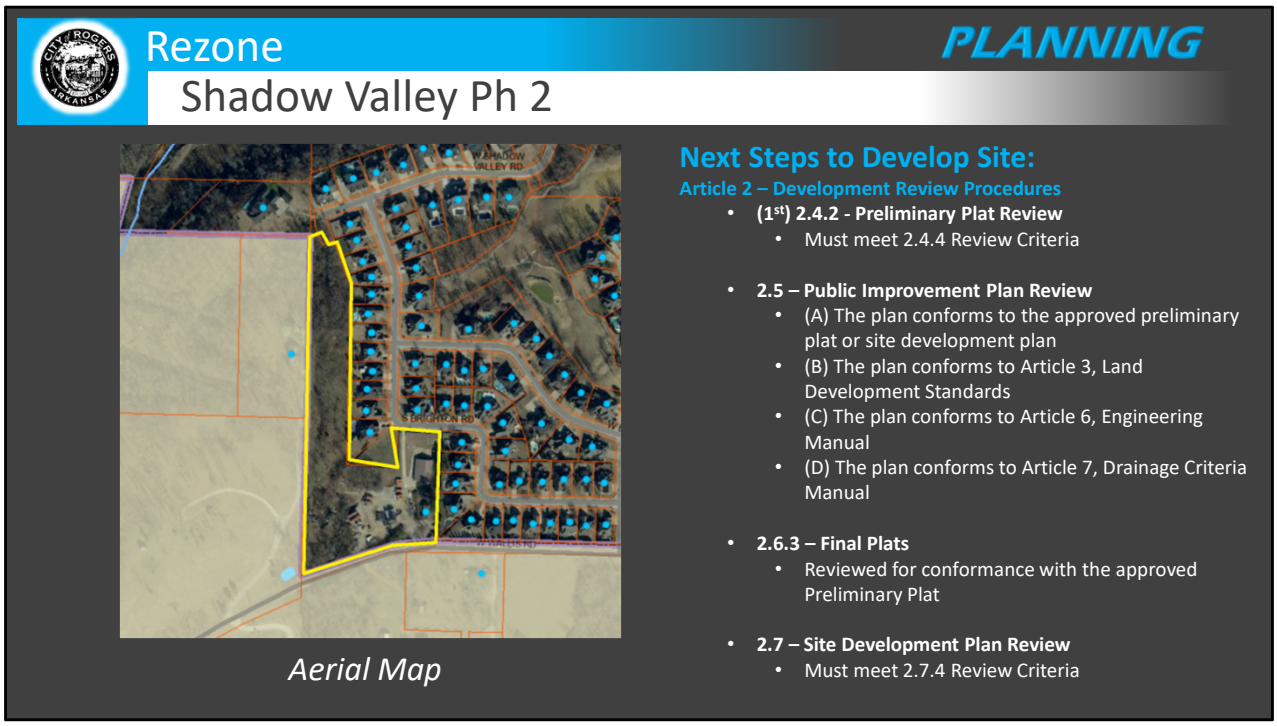
- ***Approval***

**2.8.8.1 Standard Review Districts**

"Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda. "

***Possible Planning Commission Motions for Standard Review:***

- "Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or"
- "Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present."




***RECOMMENDATIONS:***

- ***Approval***

**2.8.8.1 Standard Review Districts**

"Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda. "

***Possible Planning Commission Motions for Standard Review:***

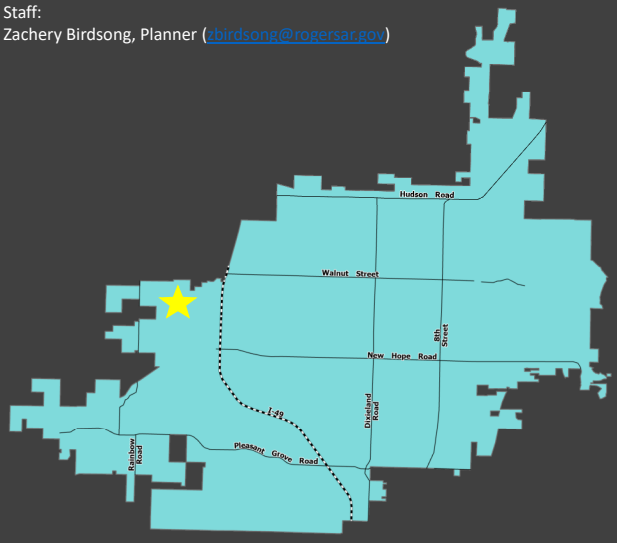
- "Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or"
- "Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present."

# Rezone/DCP

PLANNING

## Barrington Place

Staff:
Zachery Birdsong, Planner (zbirdsong@rogersar.gov)




*Vicinity Map*

**CGM Designation**
Neighborhood

**Zoning**
A-1 (Agricultural)

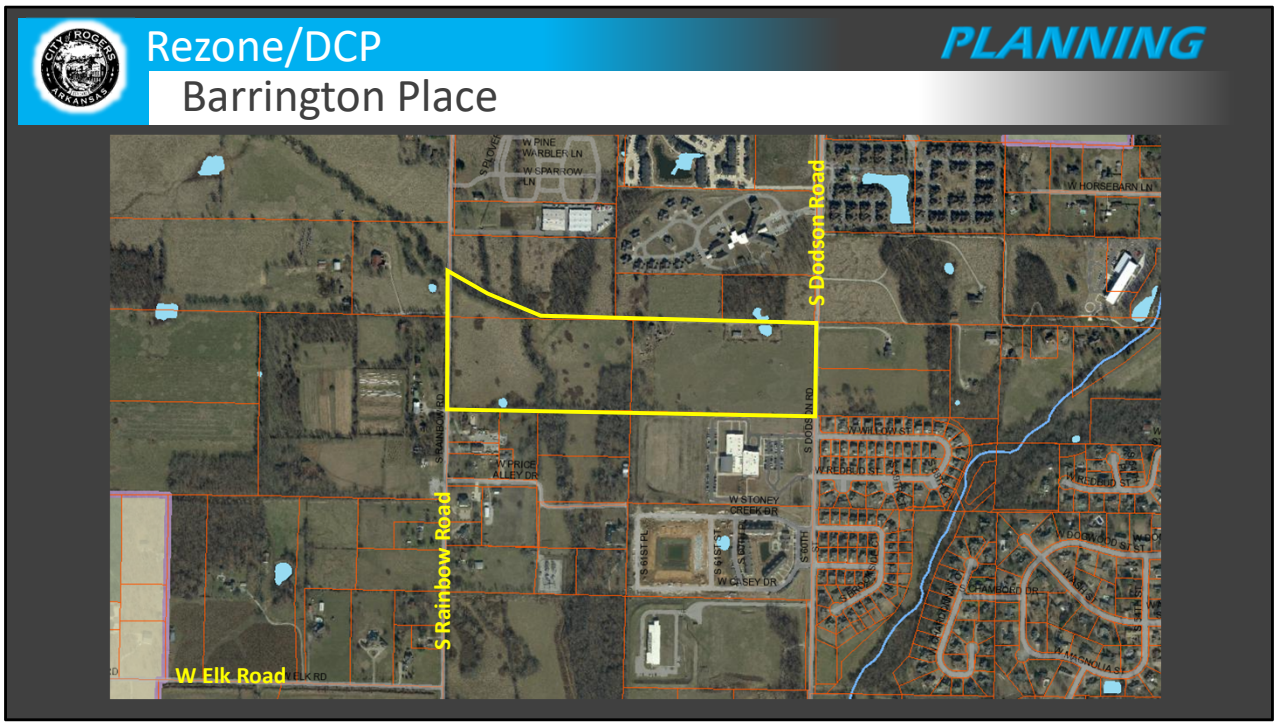
**Proposed Zoning**
RMF-12B

**Location**
Roughly 43 acres along South Dodson and South Rainbow Road

**Representative**
Jason Emmett, Cedar Creek Consulting

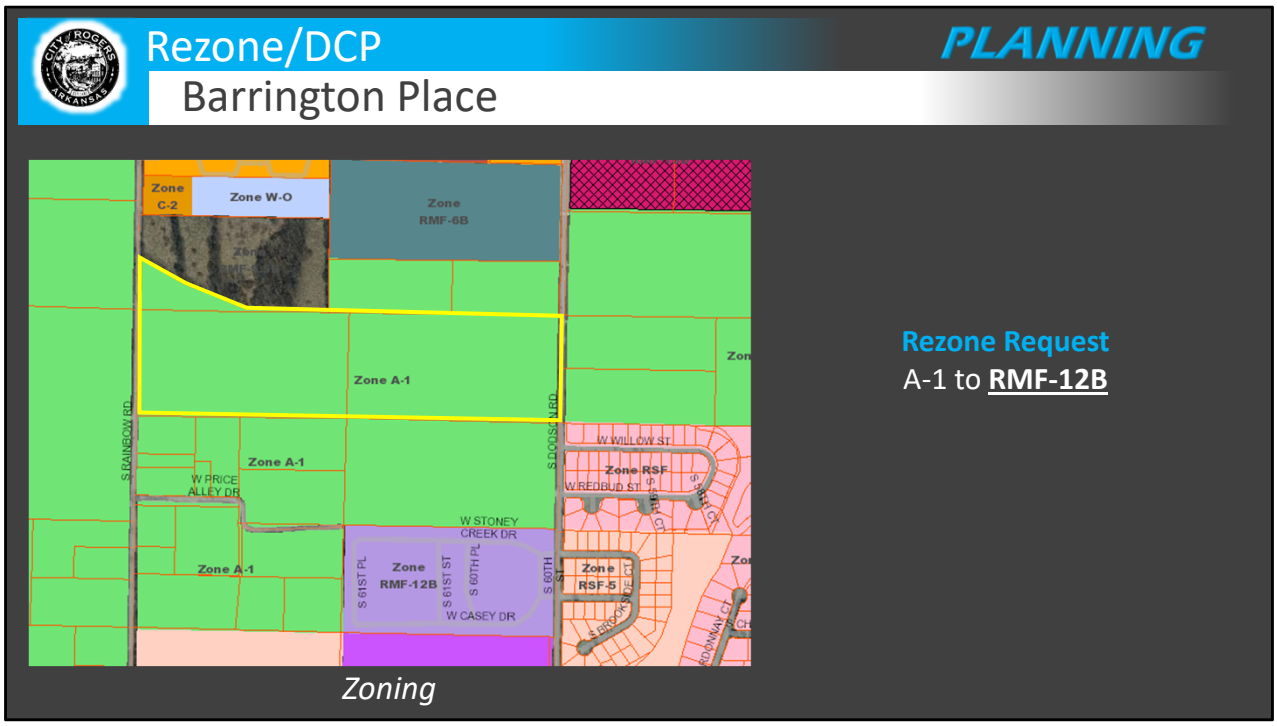
*Location:*

The applicant is proposing a rezone and density concept plan at roughly 43 acres along South Dodson and South Rainbow Road in west Rogers.




*Geolocation:*

The property is located in between South Rainbow Road and South Dodson Road, about half a mile south from Southeast Walton Boulevard.




*Rezone Request:*

The applicant is requesting to rezone the subject property from A-1 (Agricultural) to RMF-12B (Residential Multi-Family, 12 units per acre, for rent).

ZONING:

*RMF-12B with DCP:*

"This district is intended 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." Sec. 14-703(a).

Rezone/DCP

PLANNING

Barrington Place

*Site Plan*

**Density Concept Plan Request**
A proposal to develop 500 units on about 43 acres, resulting in a density of roughly 12 units per acre.

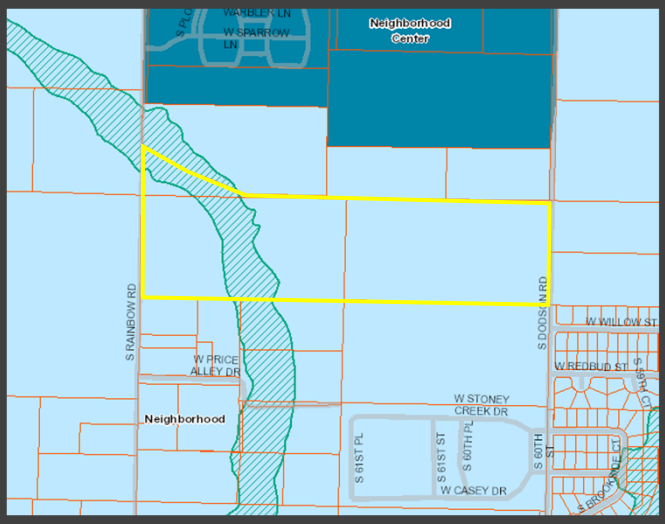
*Density Concept Plan Request:*

The applicant is proposing an 500 unit development on about 43 acres, resulting in about 12 units per acre.

Rezone/DCP

PLANNING

## Barrington Place




*Comprehensive Growth Map*

**Staff Analysis**

- This property is located in the Neighborhood Growth Designation.
- The requested zoning of RMF-12B is allowed within this growth designation.

*Staff Analysis:*

- This property is located in the Neighborhood Growth Designation.
- The requested zoning of RMF-12B is allowed within this growth designation.

*Growth Designation:*

Neighborhood

*Growth Designation Character:*

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM Page 1).

*Base Density:*

6 units/acre

*Max Density:*

12 units/acre

## Rezone/DCP
## Barrington Place

PLANNING

*Site Plan*

**Staff Analysis:**

- The proposed use is allowed within the requested zoning designation.
- All but the following underlying R-MF zoning regulations are being met:
  - Front and exterior side setbacks along the proposed interior streets
  - Height requirements

*Staff Analysis:*

- Residential Multi-Family is an allowed use within the requested zoning designation.
- The following elements are the only variables not meeting underlying R-MF zoning requirements:
  - Front and exterior side setbacks along the proposed interior streets
  - Height requirements

Rezone/DCP

PLANNING

## Barrington Place

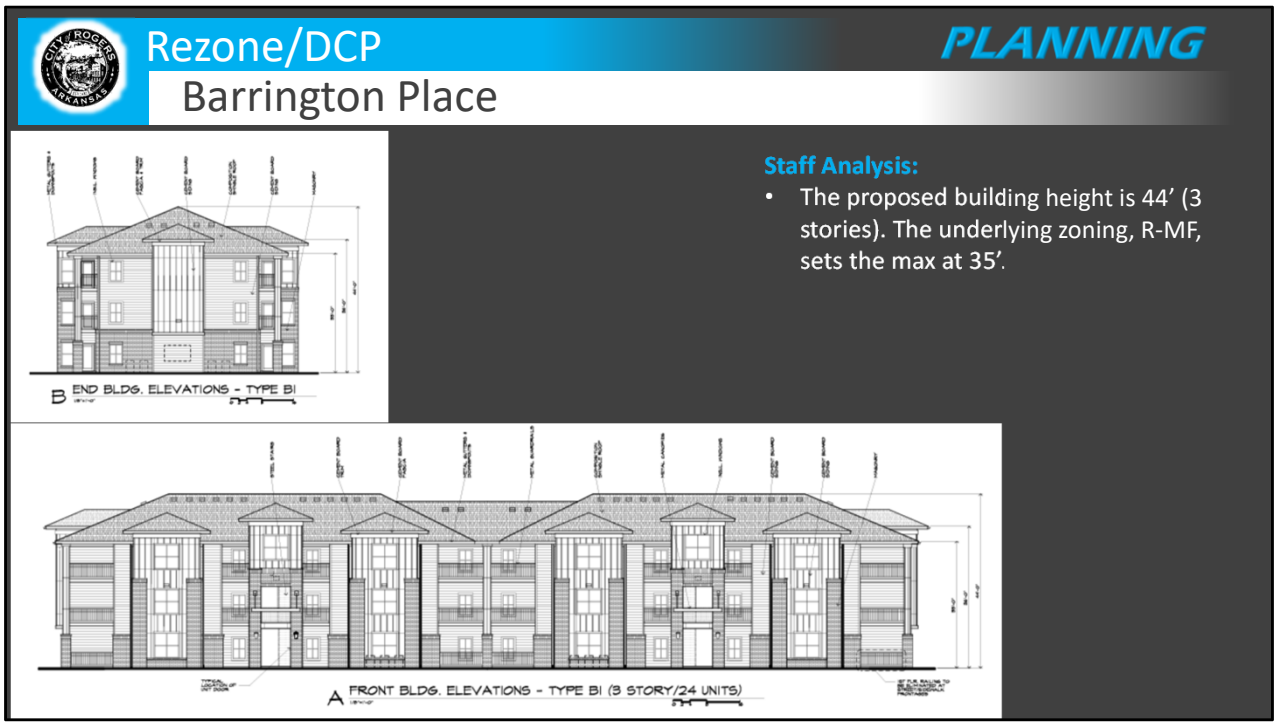
*Site Plan*

**Staff Analysis:**

- Underlying R-MF zoning requires a front and exterior side setback of 30'.
- Along the northeastern border, the proposed buildings come as close as 15' to the right-of-way at the sidewalk.
- However, the buildings only get as close as about 30' to the road itself with sidewalk and greenspace in between.

*Staff Analysis:*

- Underlying R-MF zoning requires a front and exterior side setback of 30'.
- Along the northeastern border, the proposed buildings come as close as 15' to the right-of-way at the sidewalk.
- However, the buildings only get as close as about 30' to the road itself with sidewalk and greenspace in between.



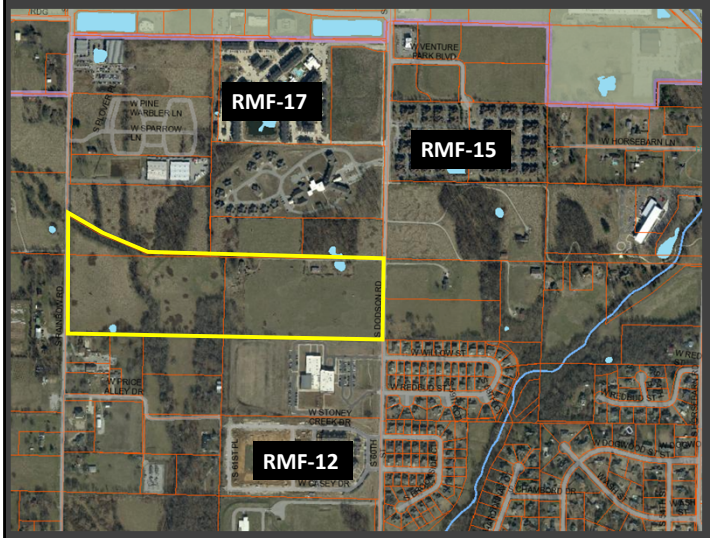

*Staff Analysis:*

- The maximum height allowed for the underlying R-MF zoning is 35'. The proposed building height is 44' (3 stories).

## Rezone/DCP

PLANNING

### Barrington Place




*Surrounding Context*

**Staff Analysis:**

- The density and bulk proposed fits with other multi-family developments in the area.
- To the south exists a charter school and other multi-family developments reside along South Dodson.
- The property is about half a mile from nearby goods and services along SE Walton Boulevard and is near the Trail of Two Cities.

*Staff Analysis:*

- The density and bulk proposed fits with other multi-family developments in the area.
- To the south exists a charter school and other multi-family developments reside along South Dodson.
- The property is about half a mile from nearby goods and services along SE Walton Boulevard and is near the Trail of Two Cities.

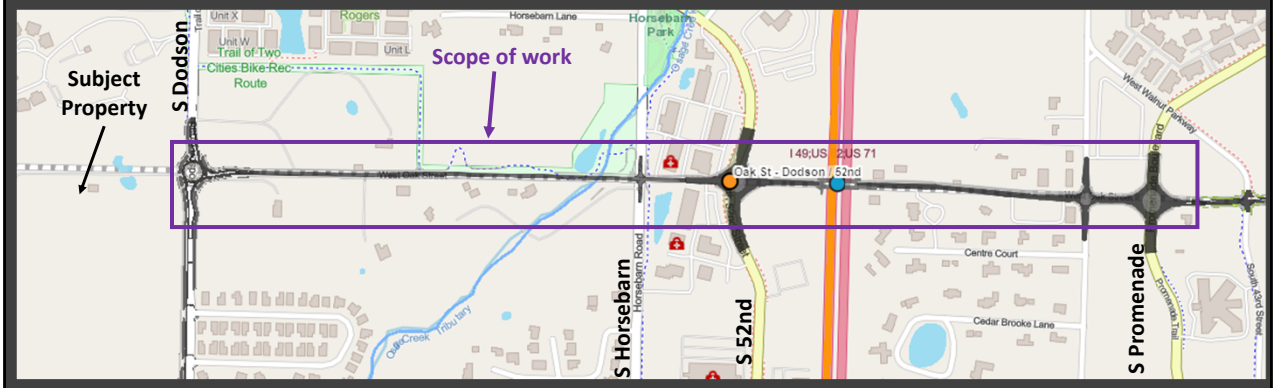
Rezone/DCP

PLANNING

## Barrington Place

**Staff Analysis:**

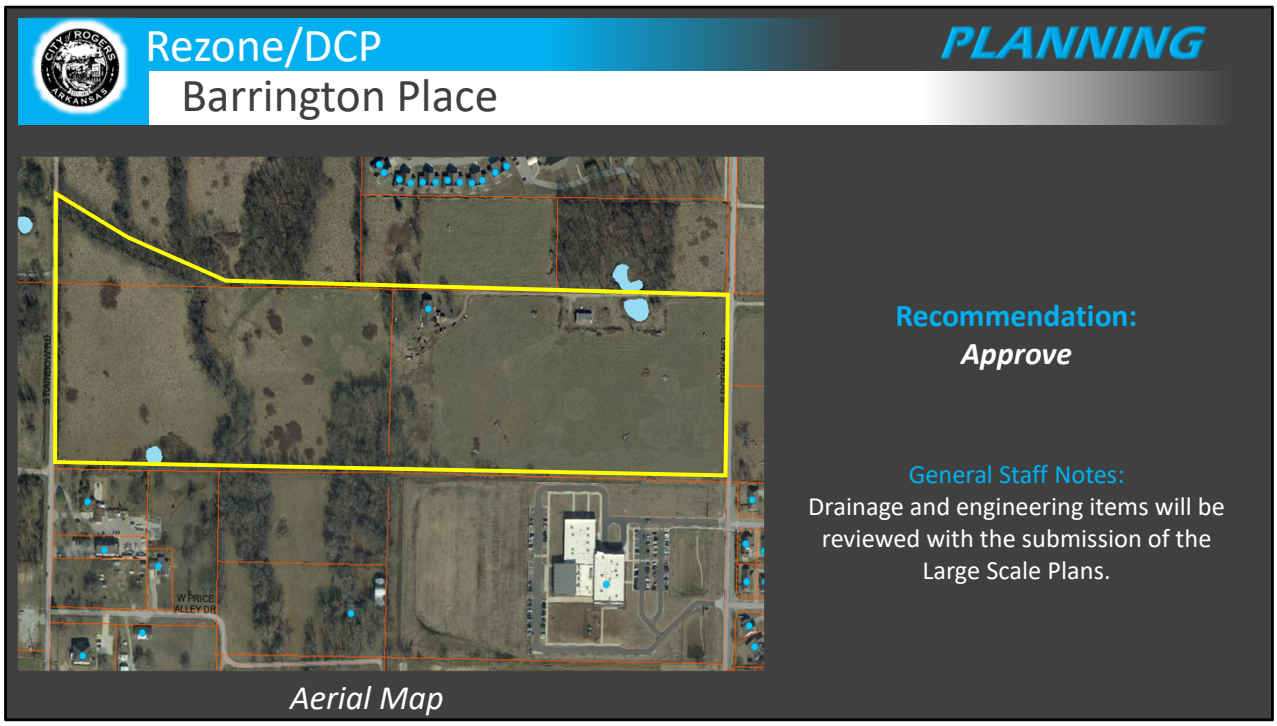
- The Oak street extension will provide a roundabout at the intersection of Dodson and Oak.
- The extension will also connect Dodson to Horsebarn, South 52nd, and continue beyond the interstate to connect to Promenade Boulevard.




*Oak Street Extension and Roundabout*

*Staff Analysis:*

- The Oak street extension will provide a roundabout at the intersection of Dodson and Oak.
- The extension will also connect Dodson to Horsebarn, South 52nd, and continue beyond the interstate to connect to Promenade Boulevard.




***Public Comment Received:***

Adjacent neighbors have voiced their opposition of this request.

***RECOMMENDATIONS:***

- ***Approve***

***Possible Committee Motions:***

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

***Possible Planning Commission Motions:***

- Move to recommend approval to City Council as presented
- Move to deny the request as presented
- Move to postpone (to specific meeting date)