



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
January 17th, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on January 17th, 2023 at 6:50 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Board members attending: Hannah Cicioni, Ed McClure, and Mandel Samuels.

ACTION ON MINUTES

Previous minutes: January 3rd, 2023

Motion by McClure to accept the prepared minutes for the January 3rd, 2023 meeting of the Board of Adjustment as presented. Second by Cicioni.

Voice vote: YES - Unanimous **Motion carried**

APPROVED

NEW BUSINESS

- 1. (VAR 23-03) A request by Red Box Realty to allow additional wall sign on the south elevation at 3300 S. 27th Street, in the C-2 (Highway Commercial) zoning district.**

The business is located at 3300 S. 47th Street and south Duluth Trading Company. The property is zoned C-2 and is located in the City's overlay and interstate sign district. The applicant is requesting an additional wall sign at 36 square feet. There is no site-specific hardship listed but state that they would like an additional wall sign in place of the allowed freestanding sign. The business was already issued a sign permit for two wall signs at a total of 94 square feet. And if approved, the site would still be under the total allowed sign area by 30 square feet. Texas Roadhouse and Duluth were granted variance back in 2021 and 2018. Staff recommends consideration.

Mike Graham, applicant, had nothing to add.

McClure asked for clarification. Samuels clarified that the applicant was requesting an additional wall sign in place of a pole sign. A pole sign allowed by right in the interstate sign district.

Mandel opened the public hearing. There were no comments.
The public hearing was closed.

Motion by McClure to APPROVE the variance. Second by Cicioni.

Voice vote: 3 YES-UNANIMOUS Motion carried
APPROVE

2. (VAR 23-06) A request by Tapestry Hotel for a variance for the reduction in required building frontage along Pinnacle Hills Parkway and West Park Ave., at 4100 S. Pinnacle Hills Parkway, in the U-COR (Uptown Core Mixed Used) zoning district.

Planner Kyle Belt stated the request was located in southwest Rogers, specifically the U-COR zoning district. The applicant is requesting two separate requests varying from the 90% pedestrian priority frontage requirements to 46% on South Pinnacle Hills Parkway and 44% on the West Park Ave. The reason for the requests is to establish a drop off area at the front of the hotel, which is very common in urban areas. Their stated hardship is the curvature of S. Pinnacle Hills Parkway. Staff finds the purposed drop off valet area does meet the purposed and intended pedestrian priority frontage standards. The sidewalk still functions as a pedestrian priority area due to its width and orientation in relation to the street and parking stalls. Applicant has also made extensive effort through landscaping and appropriate open space features along both subject build-to-zones and throughout the entire site that creates an interconnected network of sidewalks, trails and paths for pedestrians and bicyclists alike, providing desired amenities and facilities for residents and visitors to Uptown Rogers. Staff is recommending approval.

Libby Topping, Crafton Tull, stated she had nothing to add but would be happy to answer any questions.

McClure questioned if there have been similar requests in the area with other buildings? Belt responded there had been approvals of similar requests in the past.

Mandel opened the public hearing. There were no comments.
The public hearing was closed.

Motion by McClure to APPROVE the variance. Second by Cicioni

Voice vote: 3 YES-UNANIMOUS Motion carried
APPROVED

Cicioni suggested that the public hearing be opened before commissioners' comment. She believes the public input in helpful feedback.

ADJOURNMENT

Meeting adjourned at 7:01 PM by Chairman Mandel Samuels.

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Ed McClure, BOA Secretary