



DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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**BOARD OF ADJUSTMENT  
MINUTES  
February 7<sup>th</sup>, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on February 7<sup>th</sup>, 2023 at 5:43 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 17<sup>th</sup>, 2023

Motion by Cicioni to accept the prepared minutes for the January 17<sup>th</sup>, 2023 meeting of the Board of Adjustment as presented. Second by McClure.

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

**APPROVED**

**NEW BUSINESS**

- 1. (VAR 23-07) A request by Pinnacle Hills Promenade Mall to waive landscape requirements for the development, at 2203 S. Promenade Blvd., in the C-2 (Highway Commercial) zoning district.**

Planner Kyle Belt stated the site is located in southwest Rogers at the northeast corner of the Pinnacle Hills Promenade Mall. They are requesting a waiver of landscaping requirements for groundskeeping/maintenance shed. After reviewing the request, staff determined there is more than adequate landscaping that was taken care of when the original large scale for that development came through. There is also more than adequate screening in existence at that site. Staff recommended approval of the request.

Candice Anderson, applicant, had nothing to add.

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

McClure asked staff if there was a photo of the proposed groundskeeping/maintenance shed. Belt stated it would essentially be a 3,200-square foot building in the form of a rectangle with two bays pointing out towards S. Bellview Road.

McClure asked what type of materials were being used. Anderson said it will be corrugated metal and painted the same as the surrounding buildings.

Cicioni stated she found this to be a reasonable request due to the substantial amount of screening and buffering with the existing landscaping.

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

Voice vote: 3 YES-UNANIMOUS Motion carried

**APPROVE**

**2. (VAR 23-08) A request by Dominos for four additional wall signs at 100 W. New Hope Road in the C-2 (Highway Commercial) zoning district.**

Planning Tech Karen Perez stated that this site has two street frontages; therefore, they are permitted two wall signs by right at a total of 200 square feet. The applicant requests four additional wall signs that would bring the total sign area for the building to 67.08 square feet. Perez explained that the applicant does not have a site-specific hardship but lists the branding package is required by the franchise and would like branding consistency with other Dominos locations. Staff recommended approval of the request.

Don with Dominos represented the request and had nothing further to add.

Samuels opened the public hearing. There were no comments.

The public hearing was closed.

Samuels asked if staff could clarify the allowed sign area for the building. Perez stated that the building is allowed 200 square feet of total sign area. If the request is approved they would be at a total of 67.08 square feet.

Cicioni stated that she would classify the requested wall signs as wayfinding and finds the request to be consistent with what has been approved in the past. Cicioni finds this to be a reasonable request.

Motion by McClure to APPROVE the variance. Second by Cicioni

Voice vote: 3 YES-UNANIMOUS Motion carried

**APPROVED**

**3. (VAR 23-10) A request by Tapestry Hotel for a reduction in glazing requirements on street facing facades, at 4100 S. Pinnacle Hills Pkwy., in the U-COR (Uptown Core Mixed Use) zoning district. (WITHDRAWN BY APPLICANT)**

Withdrawn by applicant.

**ADJOURNMENT**

**Meeting adjourned at 5:57 PM by Chairman Mandel Samuels.**

**As recorded by:**

Gloria Garcia

Planning Technician

Community Development Department

City of Rogers

**Approved by vote of the Board of Adjustment on:**

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**Ed McClure, BOA Secretary**