



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
June 20, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on June 20, 2023 at 6:17 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

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

ACTION ON MINUTES

Previous minutes: May 16, 2023

Motion by McClure to accept the prepared minutes for the May 16, 2023 meeting of the Board of Adjustment as presented. Second by Cicioni.

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

APPROVED

NEW BUSINESS

- 1. (VAR 23-25) A request by Mathis Brothers for a variance to allow a reduction in parking on ±30.54 acres near the southwest corner of S. Pleasant Crossing Blvd. & S. Dixieland Rd. in the C2-CU, PUD (Highway Commercial, Condominium Use, Planned Unit Development) zoning district.**

Zachery Birdsong said the development was on the East of I-49 and West of N. Dixieland Rd., slightly north of the Lowell city limits. The applicant is requesting to vary from the minimum parking requirements. A total of 871 parking spaces are required and the applicant is proposing 428 parking spaces. The applicant states that requiring the 871 parking spaces would contribute to large sprawling and would offer no benefit to the public. The proposed 428 parking spaces are adequate to accommodate customers and employees based off other stores the applicant has. The minimum parking requirements are intended to ensure enough parking is provided for the development. The zoning article is enacted for the purpose of “promotion of the public health, safety, peace, and general welfare”. The reduction in parking allow for more greenspace and contributes to the general welfare. Staff supports a reduction in impervious area.

Applicant Noah Geels stated he had nothing to add.

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

Cicioni commented generally favoring a larger greenspace and less impervious area. She found this request to be reasonable. Samuels questioned if the 428 parking spaces included the tree island? Birdsong confirmed all the tree island requirements will be met. McClure question if the almost 800 parking spaces were required due to the intended use of the development. Birdsong confirmed that the parking was due to the retail and warehouse use.

Motion by McClure to APPROVE the variance. Second by Cicioni.
Voice vote: YES-UNANIMOUS Motion carried
APPROVE

ADJOURNMENT

Meeting adjourned at 6:27 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