



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on October 19, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Commissioners Mandel Samuels, Rachel Crawford, John Schmelzle, Jorge Andrade, Derek Burnett, Kevin Jensen, and Eriks Zvers were present. Commissioners Steven Lane and Mark Myers was absent.

ACTION ON MINUTES

Motion by Jensen, Second by Crawford, to approve the October 5, 2021, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. **Motion carried.**

Approved.

REPORTS FROM STAFF

1. "Blue Cities" presentation by Morgan Keeling with the Illinois River Watershed Partnership (IRWP).

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

1. RZN/DCP: Black Pine Multifamily

This item was recommended for approval as presented.

DEVELOPMENT REVIEW COMMITTEE —

1. LSDP: Promenade & Oak Office

This item was recommended for approval with the following item withdrawn by the applicant:

- 1) Deny WAIVER from Sec. 14-228(30) and require street improvements along the east side of S 45th Street.

2. LSDP: Heritage High School Parking Lot

This item was recommended for approval as presented subject to the following actions:

- 1) Approve WAIVER from Sec. 14-256(14)(b) for the requirement to provide parking lot landscaping in the form of a narrow tree lawn between parking rows, or tree islands every 15 spaces.

CONSENT AGENDA

OLD BUSINESS

1. Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail

A request for multiple Variances and Waivers related to N-R (Neighborhood Residential) zoning standards, connectivity standards, and typical street section design.

Applicant representatives, Jennifer Watkins and Bill Watkins (no relation), advocated on behalf of their client.

McCurdy addressed the staff report recommendations as well as provided background on Rogers Municipal Code as it related to the request at hand.

Commissioner Crawford stated for the record that she was opposed to this request.

Motion by Jensen, Second by Schmelzle, to approve the request subject to the following actions:

- 1) Consider **VARIANCE** from Section 14-702(c)(2) requiring minimum building setbacks for N-R zoning
- 2) Consider **VARIANCE** from Section 14-702(d)(1) requiring minimum lot area for N-R zoning
- 3) Approve **WAIVER** from Section 14-46(g) regarding the Typical Street Section for a Minor Arterial Street along W. Pleasant Grove Road with a **CONDITION** to match existing conditions east along Pleasant Grove Road in front of Scissortail Subdivision, provide street trees and streets lights as required by City Engineer during the review process, and include right-of-way dedication for a planned future round-about.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Approved.

Motion by Crawford, Second by Jensen, to approve the request subject to the following actions:

- 4) Deny **WAIVER** from Section 14-604 requiring Connectivity Standards.

Roll Call Vote: YES – Andrade, Burnette, Crawford, Jensen, Samuels, Zvers. NO- Schmelzle. **Motion denied.**

Denied.

PUBLIC HEARINGS

1. RZN: Dan Copeland

A request to rezone ± 6.04 acres located NW of the intersection of S. 15th St. and W. Pine St. from the R-SF (Residential Single-Family) zoning district to the R-MF (Residential Multi-Family) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicants, Daniel Copeland, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

Sloan Stevens, who did not state her address, inquired as to the locations of the entrances and exits of the development that the applicant mentioned. Samuels explained that this was only a Rezone request and that development was not a factor in this request. Stevens stated that she understood,

but had concerns that if this were developed in the manner that the applicant mentioned, that she had concerns regarding traffic, walkability, and safety.

Rodney Little, a neighbor who did not provide his address, was concerned with trees being removed and flooding if there were to be future development in this area.

Robert Sowder, of 408 SE 20th Street, spoke in favor of the project.

There were no further comments. The public hearing was closed.

Commissioners Crawford and Schmelzle stated for the record that they were not in support of the request due to the requested zoning not being aligned with the Comprehensive Growth Map.

Motion by Crawford, Second by Schmelzle, to deny the request.

Roll Call Vote: YES –Burnett, Crawford, Jensen, Lane, Samuels, Schmelzle, Zvers; ABSTAIN - Andrade.

Motion carried.

Denied.

2. **RZN/DCP: Black Pine Multifamily**

A request to rezone ± 2.39 acres at 1626 S. Dixieland Rd. from the A-1 (Agricultural) zoning district to the RMF-10 (Residential Multi-Family; 10 units/acre) zoning district with the acceptance of a Density Concept Plan.

Samuels introduced the item and requested a staff report. He also noted that this item was recommended for approval as presented coming out of the Plans and Policy Committee.

Hunter provided a staff report with recommended actions.

Applicant representative, Bill Watkins, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments.

There were no comments. The public hearing was declared closed.

Motion by Crawford, Second by Zvers, to recommend for City Council approval.

Roll Call Vote: YES –Unanimous. **Motion carried.**

Recommended to City Council for Approval.

NEW BUSINESS

1. **LSDP: Promenade & Oak Office**

A request to allow the construction of two office buildings and paved parking on ± 5.15 acres located at 900 & 1000 S. Promenade Blvd.

Samuels introduced the item and noted that it came out of the Development Review committee with a recommendation to be approved as presented during the Committee Meeting.

Applicant representative, Libby Topping, was available to address any questions or comments.

There were no questions or comments from Commissioners.

Motion by Zvers, Second by Crawford, to approve as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

Approved.

2. **LSDP: Heritage High School Parking Lot**

A request to allow the construction of a 157-space paved parking lot on ± 1.50 acres located at the SW corner of W. Ash and S. 6th streets.

Samuels introduced the item and noted that it came out of the Development Review committee with a recommendation to be approved as presented.

Applicant representative, Jake Chavis, was available to address any questions or comments.

There were no comments.

Motion by Zvers, Second by Crawford, to approve as presented.

Voice Vote: YES – Unanimous. **Motion carried.**

Approved.

ADJOURN

There being no further business, Samuels adjourned the meeting at 6:18 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman