



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for an online public meeting on May 4, 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, Steve Lane, Mark Myers, and Eriks Zvers were present.

ACTION ON MINUTES

Motion by Myers, Second by Crawford to approve the April 20, 2021, Planning Commission meeting minutes as presented.

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

Approved.

REPORTS FROM STAFF

City Planner Ethan Hunter provided details on participation instructions for those in the audience.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

Samuels reported that two items were reviewed by the committee:

1. Proposed Amendment to the CGM Downtown Zoning Plan

This item was recommended for approval.

DEVELOPMENT REVIEW COMMITTEE —

Crawford reported that three items were reviewed by the committee:

1. Preliminary Plat: Shadow Valley Phase 11

This item was recommended for Commission approval as presented.

2. LSDP: Pinnacle Hills Active Living

This item was recommended for Commission approval with the following actions:

1. Authorize the City Engineer to coordinate with the developer for improvements along Champions Drive with the CONDITION that this design is to be completed prior to the issuance of a grading permit and construction is to be completed prior to the final certificate of occupancy.
2. A WAIVER of Sec. 14-604(c)(3) and allow the east/west connectivity street to remain private with a cross-access easement as proposed rather than a Minor Street right-of-way dedication.

3. A Waiver to allow the developer to match the existing sidewalk of 6' in width instead of the required 10' feet width along W. Pleasant Grove Road.

3. LSDP: Rogers Charter School

This item was recommended for Commission approval and to be placed on the Consent Agenda.

CONSENT AGENDA

1. LSDP: Rogers Charter School

This item was recommended for approval with the following actions:

1. A FEE-IN-LIEU of street improvements along Dodson Road in the amount of \$191,283.81.

Motion by Myers, second by Jensen, to approve the request as recommended by committee.

Voice Vote: YES. Zvers abstained. **Motion carried.**

Approved.

OLD BUSINESS

PUBLIC HEARINGS

NEW BUSINESS

1. Preliminary Plat: Shadow Valley Phase 11

A request to approve the preliminary plat for a 63-lot subdivision, located on ±12.48 acres of land located at SE corner of Highway 112 and W Pleasant Grove Road in the N-R PUD (Neighborhood Residential, Planned Unit Development) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels noted that this item came out of committee with a unanimous recommendation for approval.

Motion by Zvers, second by Myers, to approve the request subject to the following conditions:

1. Consider VARIANCE from Sec. 14-702(c)(2)b. to allow a minimum interior side yard of 5 ft. instead of the required 6 ft.
2. Consider VARIANCE from Sec. 14-702(c)(2)c. to allow a minimum exterior side yard of 15 ft. instead of the required 20 ft.
3. Approve VARIANCE from Sec. 14-702(d)(1) to allow a minimum lot area of 5,035.06 S.F. instead of the required 6,000 S.F. for lots 11, 34, 35, 36, and 37.
4. Approve VARIANCE from Sec. 14-702(d)(2) to allow a minimum lot width of 47.95 ft. instead of the required 50 ft. for lots 26, 30, 31, 32, 35-40, 45-51, and 54-62.
5. Approve WAIVER from Section 14-604 from requiring street connectivity at least every 660-ft.
6. Approve WAIVER from Section 14-44 requiring minor streets to have a 50-ft right-of-way, 4.5-ft of greenspace, and 30-ft back of curb to back of curb.
7. Approve WAIVER from Section 14-46 from requiring improvements along HWY 112 with the CONDITION that the developer pay a FEE-IN LIEU equal to one-half the cost of the installation of the sidepath.

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

2. LSDP: Pinnacle Hills Active Living

A request to allow the construction of three multifamily buildings (180 units) and a clubhouse on ±9.03 acres of land located at the NE corner of W Pleasant Grove Rd. and S. Champions Dr. in the C-3 (Neighborhood Commercial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels noted that this item came out of committee with a unanimous recommendation for approval.

Motion by Zvers, second by Crawford, to approve the request subject to the following conditions:

1. Authorize the City Engineer to coordinate with the developer for improvements along Champions Drive with the CONDITION that this design is to be completed prior to the issuance of a grading permit and construction is to be completed prior to the final certificate of occupancy.
2. A WAIVER of Sec. 14-604(c)(3) and allow the east/west connectivity street to remain private with a cross-access easement as proposed rather than a Minor Street right-of-way dedication.
3. A Waiver to allow the developer to match the existing sidewalk of 6' in width instead of the required 10' feet width along W. Pleasant Grove Road.

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

3. Proposed amendment to CGM Downtown Zoning Plan

Review and consideration of a proposed amendment to refine the Downtown Zoning Plan on the Comprehensive Growth Map.

Samuels introduced the item and noted that it came out of committee with a unanimous recommendation for approval. He also noted that this was not a Rezone, but an amendment to the Comprehensive Growth Map.

Myers asked for clarity regarding whether this would go to City Council and this was confirmed by Hunter, Pesek, and McCurdy that it would be presented to Council at a future date pending recommendation from Planning Commission.

Motion by Myers, second by Jensen, to approve the request as recommended by committee.

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

There being no further business, Samuels adjourned the meeting at 5:10 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman