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ROGERS PLANNING COMMISSION
MINUTES
December 21, 2021

The **Rogers Planning Commission** met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on December 21, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

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

ACTION ON MINUTES
Motion by Jensen, Second by Crawford, to approve the December 21, 2021, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous - Yes. ***Motion carried.***
Approved.

REPORTS FROM STAFF
None

REPORTS FROM BOARDS AND COMMITTEES
PLANS & POLICIES COMMITTEE —
No meeting/report.

DEVELOPMENT REVIEW COMMITTEE —
Commissioner Rachel Crawford presented a report on the following two items discussed in committee:
1. LSDP: Brian Properties – The Bend on Promenade
   This item was recommended for approval as presented.
2. LSDP: Promenade Commons – 55+ Phase
   This item was recommended for approval as presented.

OLD BUSINESS
None

PUBLIC HEARINGS
1. **RZN: Agostini**
   A request to rezone ± 0.35 acres at 409 N 6th Street from the R-DP (Residential Duplex and patio home) zoning district to the NBT (Neighborhood Transition Unit) zoning district.

   Planner Amber Long presented the staff report noting compliance with the city's Comprehensive Growth Map and recommending approval.

   Michael Agostini, the applicant, represented the request. He had nothing to add.

Chairman Samuels opened the public hearing to the following comments:

- Cindy Ley, 5245 N. 6th Street, concerns about drainage and lighting

The public hearing was declared closed.

Jensen noted the usage makes sense in this location.

Motion by Jensen, Second by Crawford, to recommend the rezone for approval.
Voice Vote: YES – Unanimous. ***Motion carried.***
RECOMMENDED for City Council Approval.

2. **RZN: DRD Blessings, LLC**
A request to rezone ± 48 acres at 510 N. 6th Street from the R-DP (Residential Duplex and Patio Home) zoning district to the NBT (Neighborhood Transition Unit) zoning district.

Planner Nick Little presented the staff report and noted compliance with the Comprehensive Growth Map and the DRDC, with a recommendation for approval.

Attorney Will Kellstrom represented the request. He agreed with the staff report.

Chairman Samuels opened the public hearing to the following comments:

- Cindy Ley, 5245 N. 6th Street, stated that her comments regarding the Agostini rezone were actually for this request.

The public hearing was declared closed.

Motion by Jensen, Second by Crawford, to recommend the rezone for approval.
Voice Vote: YES – Unanimous. ***Motion carried.***
RECOMMENDED for City Council Approval.

NEW BUSINESS

1. **LSDP: Brian Properties – The Bend on Promenade**
A request to allow the construction of eight apartment buildings (160 total units), an office building, and a club house on ± 7.78 acres located at 4401 W Cedar Brooke Lane.

Chairman Samuels stated the project was recommended for approval as presented, which included the following:

1. Approval of a waiver from the Drainage Criteria Manual Chapter 4, Section 3.3.2 regarding the matching pipe crowns.
2. Approval of a waiver from Typical Street Section for a Minor Street in Sec. 14-46.
3. Approval of a variance from Sec. 14-703(f)(1)(a), from the requirement to provide an additional 2' of setback on each side of a structure for each additional foot of building height over 35'.

Motion by Jensen, Second by Crawford, to approve as presented.
Voice Vote: YES – Unanimous. ***Motion carried.***

Approved.

3. **LSDP: Promenade Commons – 55+ Phase 2**

   A request to allow the construction of a 4-story, 12,285-SF building and paved parking on ± 1.29 acres located at 4100 W Oak Street.

   Chairman Samuels stated the project was recommended for approval as presented, which included the following:

   1. Approve **VARIANCE** from Sec. 14-703(f(1(a))) to waive the requirement to provide 2' additional setback for every 1' additional building height over 35'.
   2. Approve **VARIANCE** from Sec. 14-703(i) to provide 3 spaces for each 2 dwelling units.
   3. Approve **VARIANCE** from Sec. 14-703(g(5)) for the maximum impervious area of 70% of the total lot area.
   4. APPROVE **FEE-IN-LIEU** from Sec. 14-608 requiring improvements of adjacent streets and improvements within the right-of-way.

   Commissioners confirmed the height of the structures at four stories and discussed a lot combination.

   Motion by Myers, Second by Burnett, to approve as presented.
   Voice Vote: YES – Unanimous. ***Motion carried.***
   Approved.

CHAIRMAN COMMENT

Samuels presented a slate of officers for 2022, stating that the chairman serves as the chair of the Plans & Policies Committee, the vice-chair will serve as chairman of the Development Review Committee, and the secretary will represent the commission on the Board of Adjustment. And all commissioners will serve as alternate members of all committees.
The slate presented:

- CHAIR: Rachel Crawford
- VICE CHAIR: John Schmelzle
- SECRETARY: Eriks Zvers

Motion by Jensen, Second by Myers, to approve as presented.
Voice Vote: YES – Unanimous. ***Motion carried.***
Approved.

ADJOURN

There being no further business, Samuels adjourned the meeting at 5:18 p.m.

ATTEST:	**APPROVED:**
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John Schmelzle, Secretary	Mandel Samuels, Chairman