



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
October 3, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on October 3, 2023 at 5:52 P.M. The meeting was called to order by Vice Chair Hannah Cicioni.

ROLL CALL

Board members attending: Ed McClure and Hannah Cicioni.

ACTION ON MINUTES

Previous minutes: September 19, 2023

Motion by McClure to accept the prepared minutes for the September 19, 2023 meeting of the Board of Adjustment as presented. Second by Cicioni.

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

APPROVED

NEW BUSINESS

- 1. (VAR 23-32) A request by WoodSpring Suites for a variance to allow a reduction in front and interior side setback at 1.43 acres near the SW corner of S. Pleasant Crossing Blvd. & S. Dixieland Rd. in the C2-CU (Highway Commercial, Condominium Unit) zoning districts.**

Planner Nick Little stated the project is located at the southern edge of Rogers within the Pleasant Crossing Shopping Center, the variance request is to allow a reduction in the front and side setbacks. There were two setback encroachment shown, the 65-foot front setback on the south end of the property and the 15-foot side setback on the northeastern side of the property. The northern encroachment reaches beyond the setback and all the way up to the property boundary, while the southern encroachment is only about five feet. The applicant stated the property is fully surrounded by right of way frontage and access drives along with existing utility easements, makes the lot an odd shape for development. As well as the fact that this is an infill development. The applicant states that their request meets the spirit and intent of the setback code due to this being a cohesive addition to the area. The proposed building utilizes long slender shape that just doesn't fit within the bounds of the setbacks for this property. Using its

current layout, again, the setbacks being encroached are based off of roadways and driveways not adjacent property boundaries. Given the context of the area and the nature of the request with no apparent size specific hardship. Staff recommends consideration the request.

Representative Ali Karr with Crafton Tull stated she was made aware of a mechanical requirement with this wood Springs Hotel that will require further site redesign. And so, I would like to postpone this variance until the 17th. And work through that site designed to meet that mechanical requirement and also establish more of a harder stance on what is the side setback.

Vice Chair Hannah Cicioni opened the public hearing. There were no comments. The public hearing was closed.

Motion by McClure to TABLE the variance. Second by Cicioni
Voice vote: TABLED UNTIL THE 10/17 MEETING-UNANIMOUS Motion carried
TABLED until the 10/17 meeting

2. (VAR 23-33) A request by Cottages at Magnolia Farms East for a variance from the required first floor height on 4.14 acres near the southeast corner of S. 43rd Street & W. Oak Street in the U-NBT (Uptown Neighborhood Transition) zoning district

Planner Nick Little stated the project is located in west central Rogers just south of the intersection of West Oak Street and South 43rd Street. The request is to allow a reduction of the 12-foot first floor height in the U-NBT zoning. The applicants are requesting a variance to allow the first floor of all units within the cottages at Magnolia East development to be eight feet one inch. The applicant stated hardship sites that the proposed first floor of all of these units are going to be garages and then none of these units will ever be used as a commercial business. Upon review, it's apparent that the development front is a minor street that runs parallel to South Promenade Boulevard which is a major arterial. The subject property is designated for NBT growth specifically which is intended to act as a medium residential buffer between potentially intense commercial uses and commerce corridor to the west and existing neighborhoods to the east. Lastly, the cottages at Magnolia West a DCP that was approved around the same time from the same developer that is proposed on the west side of South 43rd Street also has an eight-foot one inch proposed first floor height staff feels that there's a reasonable request and recommends approval of the variance.

Representative Ali Karr with Crafton Tull stated this is the same development type, same building type that was approved with the DCP, just across the street. Same buildings that have already been seen and approved.

Vice Chair Cicioni opened the public hearing. There were no comments. The public hearing was closed.

McClure stated it was consistent with what is going out in that area.

Motion by McClure to Approve the variance. Second by Cicioni.
Voice vote: APPROVED-UNANIMOUS Motion carried
APPROVED

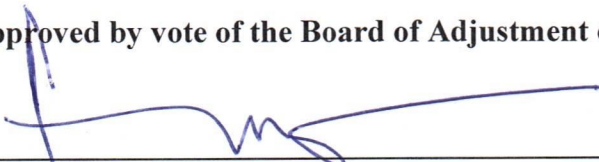
ADJOURNMENT

Meeting adjourned at 6:00 PM by Vice Chair Hannah Cicioni.

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