



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
October 17, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on October 17, 2023 at 5:52 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

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

ACTION ON MINUTES

Previous minutes: October 3, 2023

Motion by McClure to accept the prepared minutes for the October 3, 2023 meeting of the Board of Adjustment as presented. Second by Cicioni.

Voice vote: YES – 1 Abstention **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 it is the applicant's intention to table once again.

Applicant Ali Karr stated she would like to table until the next BOA meeting. She was not able to get a site plan flushed out before the agenda had to go out.

Chairman Samuels questioned if the private drive issue would be addressed.

Motion by Cicioni to TABLE the variance. Second by McClure

Voice vote: TABLED UNTIL THE 11/7 MEETING-UNANIMOUS Motion **carried**

TABLED until the 11/7 meeting

2. (VAR 23-34) A request by Promenade Medical Plaza Phase 1 for a variance to allow a reduction in building setbacks at 4300 W. Oak Street in the C-2 (Highway Commercial) zoning district.

Planner Nick Little stated the project is located in west central Rogers at the southeastern corner of South promenade and West Oak Street. current zoning is C-2 with an underlying PUD. current zoning is C two with an underlying PUD. The applicants are requesting a setback variance allowing encroachments on the front which is the west and the interior side which is the south. The corresponding LSDP that is currently in the TAC review process is for a mixed-use commercial development, containing medical office and retail uses. The setback standards and C-2 zoning call for a 65-foot front, 45-foot exterior side, and 15-foot the interior side and rear setbacks. This site design has a large portion of the main structure being built within the front 65-foot setback, with the deepest point of encroachment being nearly 40 feet along the western side of the development. On the south side of the development at dumpster. The dumpster enclosures are shown to encroach the 15-foot interior side setback, proposing almost 11 feet of encroachment. The applicant stated hardship sites that the dedication of roundabout right of way and standard see two setbacks we create did unusable space on the property. They also state that placing the dumpster enclosures within the setbacks would create this continuity of site aesthetics, particularly among development of later phases of this project. The applicant states that their design meets the spirit and intent of the code varied from due to the fact that their design does more to activate the pedestrian corridor as opposed to a standard C-2 development, as well as the fact that their design reflects what would be required and preferred according to our purposed new FLUM and development code. They state that the design is more continuous with the recently approved concepts in the area. The applicant also points out that the dumpster enclosure encroachment is located adjacent to the back of house area of the neighboring property to the south. Upon review, staff agrees that it is this design is more along the lines of what would be appropriate slash required regarding building disposition and location of parking within the new FLUM and development code. On the on the proposed plan, this area is being called mixed use corridor and would likely utilize T 5.1 or 5.2 which echoes building disposition and bulk of downtown Rogers. Although the site doesn't present any specific hardships to the development staff feels that this is a reasonable request within this area, given the urban form proposals in the vicinity as of late. Staff recommends approval of the request.

Representative Ali Karr with Crafton Tull had nothing to add.

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

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

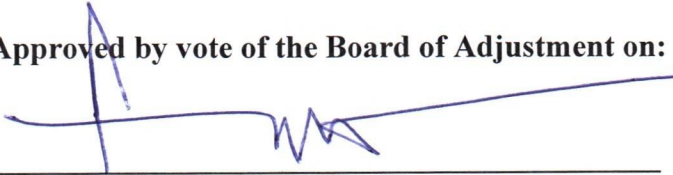
ADJOURNMENT

Meeting adjourned at 6:02 PM by Chairman Samuels.

As recorded by:

Karen Perez
Planning Technician
Community Development Department
City of Rogers

Approved by vote of the Board of Adjustment on:

A handwritten signature in blue ink, appearing to read 'Ed McClure', is written over a horizontal line. The signature is stylized and somewhat illegible.

Ed McClure, BOA Secretary