



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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**BOARD OF ADJUSTMENT
MINUTES
November 7, 2023**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on November 7, 2023 at 6:20 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 17, 2023

Motion by McClure to accept the prepared minutes for the October 17, 2023 meeting of the Board of Adjustment as presented. Second by Cicioni.

Voice vote: YES, **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 for reduction in the front and interior side setbacks on the site. The latest rendition of the large-scale development plans for WoodSpring sweet show a four, four foot five-inch-deep setback in the eastern side of the property adjacent to the private drive and a 23 foot three-inch-deep encroachment on the southern or front setback along Pleasant Crossing Boulevard. The applicant sites and oddly shaped somewhat small lot surrounded by curvilinear streets and drive houses their primary hardship for developing the subject property. The applicant states that their development meets the spirit and intent of the code vary from by being an infill development and a commercial subdivision. They're also setting the proposed structure off of the arterial Street, while utilizing an urban form and urban elements like widened sidewalks and street parking along the eastern

property boundary. The proposed building utilizes a long slender shape that just doesn't fit within the bounds of the setbacks for this property. Using its current layout, see two zoning setbacks are rather large and do often pose a challenge when developing a smaller commercial lot. Again, the setbacks being encroached are based off of roadways, or driveways not adjacent property boundaries. Legally, the drive aisle along the eastern property line is a private driveway. Latest proposed site plan shows the new property line following the curb as it is north of the existing right turn lane. directly adjacent to the subject property. Given the context of the area, and the nature of the request, staff feels that this request is appropriate. Staff recommends approval of the request.

Applicant Ali Karr had nothing to add.

Motion by Cicioni to TABLE the variance. Second by McClure
Voice vote: YES, Motion carried
APPROVED

ADJOURNMENT

Meeting adjourned at 6:26 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:

Ed McClure, BOA Secretary