



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on November 1, 2022 at 6:00 P.M. The meeting was called to order by Chairwoman Rachel Crawford.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Rachel Crawford, Steve Lane, Ed McClure, John Schmelzle, and Mandel Samuels.
Kevin Jensen and Mark Myers did not attend.

ACTION ON MINUTES

Motion by McClure, Second by Lane, to approve the October 18, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

Reports presented during item discussion.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. CGM Update: JOCOG Ventures Realty

A request by JOCOG Ventures Realty to update the Regional Center Growth Designation for 615 W. Oak St. to allow COM (Commercial Mixed Use) zoning rather than NBT (Neighborhood Transition) zoning.

Community Development Director John McCurdy provided a brief staff report, pointing out the staff's recommendation to deny the request to amend the CGM. He noted the Comprehensive Growth Map

NBT zones generally follow streets, he pointed out the differences in uses, and the ability to build to five stories in COM, versus three stories in NBT.

Attorney Will Kellstrom represented the request. He noted the surrounding uses, the COM zoning across S. 7th Street to the east. He argued that the CGM used a “broad brush” when it included this corner in NBT and that the building has been used as commercial historically. No one would plan a five-story structure on the lot because there wouldn’t be places to park. The highest and best use of the property is commercial and fits in with most of the surrounding properties, he added.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Crawford noted the Plans and Policies Committee’s extensive discussion on the matter and its recommendation to deny. That was based on NBT with its options for limited commercial activity makes more sense at the corner, traffic that could be generated by the types of businesses allowed in COM, and the five-story building option also didn’t feel right.

Commissioners discussed the commercial business options in NBT. Lane said the Committee didn’t see a compelling reason to change the NBT designation.

Motion by Samuels, Second by Burnett, to deny the request

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

DENIED

NEW BUSINESS

1. LSDP: Grotto at Osage Creek

A proposal to construct a 130-unit multifamily development on 8.0 acres on the west side S. 28th Street and south of W. Walnut Street in the C-3 (Neighborhood Commercial) zoning district.

Planner Zachery Birdsong pointed out the location near the intersection of W. Walnut and S. 28th streets, along the east side of Osage Creek. The density and layout were approved in July by the Commission in a Density Concept Plan. The project includes 130 units on the 8-plus-acre site.

One waiver from Sec. 14-256 requiring deciduous shade trees in parking lot tree island, was recommended for approval by staff due to a conflict with utility lines. Birdsong said the LSDP as a whole was also recommended for approval.

Engineer Taylor Lindley, Crafton Tull, represented the project, agreed with the staff report and any conditions of approval.

Schmelzle said the Development Review Committee recommended approval of the project with an official vote of just two committee members.

Motion by Schmelze, Second by Andrade to approve the LSDP as presented.

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

APPROVED

2. LSDP: Villages at Pinnacle Hills

A proposed multifamily development with 147 units on 20.6 acres south of W. Perry Road and north of W. Ajax Ave, part of an approved mixed-use DCP.

Planner Zachery Birdsong pointed out the location east of Target. He said the plan is for 147 units on about 20 acres for this part of the mixed-use project. The site plan and density were part of a Density Concept Plan approved by the Commission in January

After one requested waiver was withdrawn, project comes with following two waivers recommended for approval by staff:

- Sight-triangle requirement for streets within the development.
- Minor street connections requirement for a connection going south. Topography prevents construction of a street in the location.

Engineer Taylor Lindley, Crafton Tull, represented the mixed-use project. Lindley discussed the need for the two waivers and noted a plan to dedicate an access easement in the alley to provide a connection.

Schmelzle noted the Development Committee's recommendation to approve along with the two waivers. Again, he said, the recommendation came with an unofficial vote of just two Committee members.

Motion by Schmelzle, Second by Andrade, to approve the LSDP with the two waivers

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

APPROVED

ADJOURN

There being no further business, Crawford adjourned the meeting at 6:14 p.m.

ATTEST:

APPROVED:

Kevin Jensen, Secretary

Rachel Crawford, Chairwoman