



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on December 6, 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, Kevin Jensen, Steve Lane, Ed McClure, John Schmelzle, and Mandel Samuels.
Mark Myers did not attend.

ACTION ON MINUTES

Motion by Schmelzle, Second by Jensen, to approve the November 15, 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. RZN/DCP: Welcome to Rogers

A request by Welcome to Rogers, a planned mixed-use development, to rezone 335 S. Dodson Road from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan. (*Tabled 11/15/22*)

Planner Zachery Birdsong explained the plan for 300 multifamily units in five buildings with commercial space on the first floor of the buildings along Dodson Road. The structure in the center of the planned development is a three-story parking garage. He reviewed

surrounding zoning and explained this would be the first property to be zoned C-3 in the Neighborhood Center. The zoning meets the city's Comprehensive Growth Map but is above the maximum density of 24 for the 8.52-acre tract. Approving the rezone and accompanying Density Concept Plan will allow a density of 35 units per acre and the proposed four-story buildings. Staff recommended approval.

Dusty Graham, Core Architects, represented the request.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Schemelzle confirmed the commercial on the first floor of the buildings facing Dodson. Commissioners also discussed the traffic along Dodson Road with City Engineer Lance Jobe, who commented on planned road improvements to the south and pointed out the signalized intersection in place to the north.

Motion by Jensen, Second by Samuels to recommend the rezone/DCP as presented to City Council for approval.

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

RECOMMENDED

2. CUP: Van Dyke Center Warehouses

A request by Van Dyke Center Warehouses for a Conditional Use Permit to allow "Warehousing & Storage, Limited" on four lots between W. Industrial and W. Commerce drives in the Van Dyke Commercial Subdivision and in the city's C-2 (Highway Commercial) zoning district.

Planner Zachery Birdsong explained the location near the Rogers Regional Sports Park on Hudson Road. He reviewed the considerations for a CUP: The CUP is required in the C-2 zone, but the zoning isn't allowed in the Employment Center Growth Designation area. The use isn't permitted by right in zones allowed in the correct CGM category, so the CUP would be required even if zoned correctly. The use would not set a precedent contrary to the CGM and fits with surrounding property. Zoning requirements can be met but only with a variance to address the front setback. The access points proposed for the development are an issue due to the close proximity to each other.

The staff recommendation was to approve the proposed CUP with conditions that shared access between the buildings be required, and that cross access to adjacent properties be required.

Caleb Lebow, Olsson Engineering, represented the request.

Crawford opened the public hearing for comments.

Don Ngyuen, ABC Happy Kids, said his daycare is on the east side of the proposed development and he's had problem with a need for fencing around the school. The public hearing was declared closed.

Lane noted the applicant had agreed to the conditions of combined drives and cross access.

Motion by McClure, Second by Jensen, to approve the CUP as recommended.

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

APPROVED

3. CUP: Splash Car Wash

A request by Splash Car Wash for a Conditional Use Permit to allow "Vehicle Washing" at 1707 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

Planner Christina Moore noted the location east of planned gas station with a CUP approved in September. She said the property isn't zoned correctly per the CGM, which calls for the lots along the north side of Pleasant Grove Road in that area to be Neighborhood, reserved for residential development. A CUP is required in the C-2 zone, however, she said. If approved, she said the CGM would need to be updated. The use wouldn't be compatible with the duplexes located just to the east. Traffic issues might result without a condition set for the entrance.

Staff recommended serious consideration of the proposal because of the commercial nature of block to the west and the conflict with the CGM.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Tanner Freeman, Colliers, represented the request. He pointed out the hours, that the business won't be loud, and he believes the area will not develop as residential.

Schmelzle said the proposal isn't a rezone and the property is zoned C-2. He said residential isn't likely in that location and approval of the gas station down the street already established the area as commercial.

Commissioners discussed the proximity to the duplexes and surrounding commercial.

Motion by Samuels, Second by Burnett, to approve the CUP with the condition of one entrance off of W. Pleasant Grove Road.

Voice Vote: YES – 7, ABSTAIN – 1 (Lane) **Motion carried.**

APPROVED

4. CUP: El Senor de los Carros

A request by El Senor de los Carros for a Conditional Use Permit to allow the use “Vehicle/Equipment Repair & Installation” at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city’s Overlay District.

Planner Nicholas Little presented the staff report, noting the business will operate on the west side of the building along S. 7th Street and has been operation as a vehicle repair center since Southgate was built in the 1960s. Little said the CUP is required when a business changes ownership. He indicated all aspects of the Conditional Use criteria can be met but staff is recommending the item be tabled due to issues with public notification of neighboring property owners by the applicant.

He said the applicant did not properly notify surrounding property owners and the item would need to be tabled. The applicant was present but had nothing to add.

Crawford opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Motion by Schmelzle, Second by Jensen, to table the request until the December 20 meeting of the Commission.

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

TABLED

NEW BUSINESS

1. LSDP: Armor Bank

A proposed 5,419-sf bank building on 1.58 acres at the southwest corner of S. 52nd Street and W. Magnolia streets in the Metro Park South Commercial Subdivision and the city’s C-2 (Highway Commercial) zoning district.

Planner Christina Moore said the project is located north of Village on the Creeks, west of I49. She noted the size of the project and the fact that it meets the city Development Code without a need for waivers. Staff recommended approval.

Schmelzle said the project was recommended for approval by the Development Committee with no waivers requested.

Matthew Breckenridge, Crafton Tull, represented the project and had nothing to add to the presentation.

Motion by Schmelzle, Second by Jensen to approve the LSDP as presented.

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

APPROVED

ADJOURN

There being no further business, Crawford adjourned the meeting at 6:31 p.m.

ATTEST:

APPROVED:

Kevin Jensen, Secretary

Rachel Crawford, Chairwoman