



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 February 7, 2023 at 5:30 P.M. The meeting was called to order by Chairman John Schmelzle followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Cicioni, Second by Myers, to approve the January 17, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. Motion carried.

APPROVED

PUBLIC FORUM

None

REPORTS

Staff:

- Planner Amber Long provided an update on the city's plan to update the Comprehensive Growth Map/Future Land Use Map including community engagement meetings in December. She provided an abbreviated copy of the report on those meetings. Inform Rogers, Community Engagement Report can be found online through a link on the Community Development Department webpage on the city website.

DECLARATION OF ABSTENTION

The Chairman asked that any commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item.

- Commissioner Steve Lane noted the need to abstain from the Louis Froud rezoning request and an LSDP on the Consent Agenda for The Fields at Pinnacle.

CONSENT AGENDA

1. LSDP: Promenade Utility Garage

A proposed 3,200 square foot groundskeeping equipment storage facility on an existing parking lot on 186.19 acres at 2203 S. Promenade Blvd. in the C-2 (Highway Commercial) zoning district.

2. LSDP: Saltea Sloth

A proposed 14,221 square foot drive-thru smoothie kiosk and parking area at 1607 W. New Hope Rd. in the C-3 (Neighborhood Commercial) zoning district.

3. LSDP: Iazard Properties

A proposal to construct a single 3,735 square foot office building at 3833 W. Financial Pkwy. in the R-O (Residential Office) zoning district.

4. LSDP: The Fields at Pinnacle Phase 2

A proposal to construct a mixed-use facility on 8.2 acres northwest of the intersection of S. Champions Dr. and W. Northgate Rd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

5. LSDP: ATRE 28th STREET

A proposal to construct a 248-unit residential development on 21 acres in SW Rogers near I-49 and Pleasant Grove consisting of 51 multi-family units, 177 townhomes and 20 single family units in the RMF-12 (Residential Multi-Family, 12 units/acre) zoning district.

Motion by McClure, Second by Myers, to approve the Consent Agenda as presented.

Voice Vote: 8 – Yes, 1 – Abstain (Lane). Motion carried.

APPROVED

PUBLIC HEARINGS:

1. RZN: Louis Froud

A request by Louis Froud to rezone 2111 W. Walnut Street from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

Community Development Director John McCurdy provided details of the request, pointing out the location just west of the Dixieland Mall in the building that also houses county offices. He noted the request is to rezone to the U-COM zoning district, which is allowed in the Midtown Regional Center per the city's Comprehensive Growth Map. There are two zones allowed within the Midtown Regional Center – NBT (Neighborhood Commercial) and COM (Commercial Mixed Use). The property, obviously, is more suited for COR zoning, he said. Calling it a "by right" rezone, McCurdy recommended approval.

The Chairman opened the public hearing for comments.

- Anna Broadway, representing Frisco Station, LLC, stated the mall's objection to the plan for an electric go-cart business in the building, noting a reciprocal agreement between all the property owners for the shared parking that prohibits entertainment venues.

- McClure asked if he could pose a question. He asked if the rezone was approved would those she represented would still have a cause of action against the rezoning applicant. Broadaway agreed they would.

The public hearing was declared closed.

Schmelzle said the Commission is tasked with decisions on land use and couldn't weigh in on civil or private disputes.

Motion by McClure, Second by Cicioni, to recommend the rezone to City Council for approval.

Voice Vote: 8 – Yes, 1-Abstain (Lane). **Motion carried.**

APPROVED

CALL FOR RECESS

The meeting recessed at 5:43 p.m. for the following meetings:

- Board of Adjustment Meeting
- Zoning Review Committee

CALL TO ORDER

The meeting was called back to order at 6:03 p.m.

OLD BUSINESS

1. RZN/DCP: Dixieland Multifamily

A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-10.5 (Residential Multifamily, 10.5 units per acre) zoning district with a Density Concept Plan. (*Tabled 1/17/23*)

Planner Christina Moore summarized the request. She noted the location on the west side of Dixieland Road, north of New Hope, and the request for multifamily zoning with a Density Concept Plan for 49 units. She reviewed the variances included in the DCP for smaller setbacks in front on the north and south sides. The Zoning Review Committee recommended approval, she said.

Commissioners discussed the screening that was increased since the Commission had previously considered the DCP. Myers said Committee had requested a revision to the screening for the west and south property lines. The new plan with the privacy fence and tall evergreens planned in strategic locations to obscure sightlines adequately addressed those screening concerns, he said. The requested variances are in line with the future form-based code the city is planning, and the Committee recommended approval, Myers said.

Motion by Myers, Second by Jorge, to recommend the rezone/DCP to the City Council for approval as presented with the variances as requested.

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

APPROVED

NEW BUSINESS

The Chairman asked if the Zoning Review Committee had anything to add to the agenda under New Business. All items had been addressed.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

- Several Commissioners thanked staff for materials distributed and the ongoing work regarding Inform Rogers and the plans for the Future Land Use Map. Easy access to the materials and plans online on the city's web page and the need for proper planning for future land use in the city.

ADJOURN

There being no further business, Cicioni adjourned the meeting at 6:09 p.m.

ATTEST:**APPROVED:**

Jorge Andrade, Secretary

John Schmelzle, Chairman