



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 April 4, 2023 at 5:31 P.M. The meeting was called to order by Chairman John Schmelzle, followed by the Pledge of Allegiance.

ROLL CALL

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

ACTION ON MINUTES

Motion by McClure, Second by Cicioni, to approve the March 21, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

PUBLIC FORUM

None

REPORTS

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.

CONSENT AGENDA

1. LSDP: Patterson Expansion

A proposal to construct a 3,154-sf expansion building at 702 W. Cypress Street in the COM (Commercial Mixed Use) zoning district.

2. LSDP: The Deraileur

A proposal to construct a 12,796-sf multi-family and commercial development with parking at 114 W. Pine Street in the NBT (Neighborhood Transition) zoning district.

Schmelzle asked for a motion on the Consent Agenda.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS:

None

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-12 (Residential Multifamily, 12 units per acre) zoning district with a Density Concept Plan. *(Returned from City Council on 2/14/23)*

Schmelzle stated that there have been substantial changes to their plan and that staff has recommended to postpone the item until May 2nd.

Motion by Cicioni, Second by McClure, to postpone the item until the May 2nd Planning Commission meeting.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

NEW BUSINESS

1. LSDP: Pinnacle Groves (Place de Arabella)

A proposal to amend a previously approved Landscape Plan for a Large-Scale Development at 5272 W. Northgate Road in the R-O (Residential Office), RMF-6B (Residential Multifamily, 6 units/acre, rentals) C-2 (Highway Commercial), and PUD (Planned Unit Development) zoning districts.

Planner Kyle Belt noted this is located southwest to S. Champions Drive and W. Northgate Road, in the Uptown Regional Center. The request is to amend a previously approved landscape plan for a large-scale development. The approved large-scale required a six-foot fence but the adjacent neighbors initiated a request to remove the fence and find an alternative screening solution. They have proposed evergreen trees which meet the screening requirements. Staff recommends approval of the amended landscape plan.

Engineer Daniel Ellis, Crafton Tull, represented the request. He mentioned that the landscape architect and a POA representative from the adjoining subdivision were also present to answer any questions from the board.

Schmelzle said it was his understanding that the neighbors, engineers, and developer are on the same page about the amended landscape plan.

Motion by Cicioni, Second by Myers, to approve the amended landscape plan as presented.

Voice Vote: Unanimous – Yes. Motion carried.
APPROVED.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:37 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman