



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 18, 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 McClure, Second by Lane, to approve the April 4, 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: Pinnacle Collector Suites

A proposal to develop a 192,327 sq. ft. area including 5 buildings totaling 80,046 sq. ft. and associated road structure at 2101 S. 31st Street in the U-COM (Uptown Commercial Mixed Use) zoning district.

2. LSDP: SOHO District

A proposal to develop 63,818 sq. ft. of building space on 239,955 sq. ft. of site area at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive in the C-3 (Neighborhood Commercial) zoning district.

3. LSDP: Tapestry Hotel

A proposal to develop a 6-story hotel, totaling 22,242 sq. ft. on 1.43 acres at 4100 S. Pinnacle Hills Parkway in the U-COR (Uptown Core Mixed Use) zoning district.

4. LSDP: Arkansas Federal Credit Union

A proposal to develop a 7,904 sq. ft. credit union at 1003 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

Schmelzle asked for a motion on the Consent Agenda.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS:

1. RZN: Rafael & Gabriela Castro

A request by Rafael & Gabriela Castro to rezone 702 S. 7th Street/ 706 W. Pine Street from R-O (Residential Office) to the COM (Commercial Mixed Use) zoning district.

Planner Christina Moore noted that this is in southeast Rogers near the Rogers cemetery and Heritage High School. The applicant is requesting to rezone from Residential Office to Commercial Mixed Use. The CGM (Comprehensive Growth Map) designates the parcel as Commercial Mixed Use. The building to the west is a Computer Repair business and is considered an allowed use under technical services in the COM zoning. The building to the east is Single-Family Residential which is not an allowed use in COM; however, the house is being converted into a triplex which is an allowed use. Staff recommends to City Council for approval.

Nathan Crouch, Blew and Associates, represented the request. He had nothing further to add.

The Chairman opened the public hearing for comments. There were none.

The public hearing was declared closed.

McClure asked if the building that exists on the property is what will be converted into a triplex. Crouch said yes. McClure then asked if the existing building was 1700-sf or bigger. Crouch stated he did not have the square footage for the building.

Cicioni stated this was a reasonable request.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

Lane wished Burnett a happy birthday.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:36 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman