



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 May 16, 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 Andrade, to approve the May 2, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

PUBLIC FORUM

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: Horsebarn II

A proposal to develop a 16,680 square-foot building for business and professional office use at 1102 S. 52nd Street in the C-2 (Highway Commercial) zoning district.

2. LSDP: Janacek Remodeling

A proposal to develop a 5,000 square-foot warehouse and professional office at 1824 S. 26th Street in the C-3 (Neighborhood Commercial) zoning district.

3. LSDP: Townhomes at Scottsdale

A proposal to develop townhomes totaling a footprint area of 43,307 square feet on the SE corner of W. Olive Street and N. 42nd Street in the C-3 (Neighborhood Commercial) zoning district.

4. SUB: Sequoyah Heights

A proposal to develop a new 10-lot subdivision on 1.93 acres of land near the southwest corner of W. Pleasant Grove Road and S. Bellview Road in the N-R (Neighborhood Residential) zoning district.

Schmelzle asked for a motion on the Consent Agenda.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. RZN: Northbridge Realty Holding

A request by Northbridge Realty Holding to rezone 8.59 acres at the northeast corner of N. 8th Street and W. Roselawn Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.

Planner Nick Little noted this project is in north central Rogers just south of the intersection of N. 8th Street and W. Hudson Road. The current zoning vicinity map shows large areas of light industrial zoning to the north and east, and heavy industrial to the west along W. Easy Street. There is also a large isolated multifamily development directly adjacent to the subject property on the east side. This request is consistent with the Comprehensive Growth Map and has met all rezone submittal requirements. Staff refers the request to the Zoning Review committee.

Paul Esterer with Moses Tucker Partners Real Estate Firm and Ryan Mills with Horner & Shifrin Engineering represented the request. Esterer stated that the developer does a lot of boat storage and warehouse develops. They believe the adjoining uses surrounding the property, the street, the corridor, as well as the CGM, reflect this to be an appropriate use.

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

The public hearing was declared closed.

The Chairman noted that the staff report recommended the request to committee, however they could take it up as a whole unless a commissioner would like to take to a committee.

Myers stated he believes this is an appropriate request and it complies with the CGM.

Lane asked staff why we referred it to committee. Staff stated it was standard procedure.

Motion by Myers, Second by Lane, 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.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:38 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman