



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on October 3, 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: Samantha Best, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, and John Schmelzle.

ACTION ON MINUTES

Motion by McClure, Second by Myers, to approve the September 19, 2023, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

PUBLIC FORUM

REPORTS

DECLARATION OF ABSTENTION

Schmelzle 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: Lisa Academy Phase 2

A proposal to construct 132,729-sf of building area for a school at 592 S. Horsebarn Road in the R-SF (Residential Single Family) zoning district.

2. LSDP: Pinnacle Village Townhomes Phase 1

A proposal to construct 13 single-family townhomes totaling 13,736-sf at 4601 S. Champions Drive in the U-NBT (Uptown Neighborhood Transition) zoning district.

Burnett had questions about the address for item number two on consent agenda. Applicant stated the correct address will be off 47th Street.

Motion by Myers, Second by Burnett, to approve the Consent Agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. RZN: Paulo & Osvela Torres

A request by Paulo & Osvela Torres to rezone 1875 W. Laurel Street from the A-1 (Agricultural) zoning district to the R-SF (Residential Single Family) zoning district.

Planner Nicholas Little noted this site is near the northwest corner of S. Dixieland Road and W. Laurel Avenue. The request is to rezone the property from A-1 to R-SF. The Neighborhood Growth Designation does not allow for A-1 zoning and the requested zoning is in line with the Comprehensive Growth Map. Staff recommends approval or referral to Zoning Review Committee.

David Lee, represented property owners Paulo & Osvela Torres. Lee stated his clients goal is to rezone the property so that they can sell off a portion of the lot.

The Chairman opened the public hearing for comments.

- Javier Matzunaga, 2807 S. 20th Street – asked if the property is being rezoned to single family or multifamily.

The public hearing was declared closed.

Applicant stated that the rezone is for Residential Single Family.

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

Voice Vote: Unanimous – Yes. Motion carried.

RECOMMENDED to COUNCIL FOR APPROVAL.

2. RZN: Everardo Camacho

A request by Everardo Camacho to rezone 1708 W. Walnut Street from the R-SF (Residential Single Family) zoning district to the C-2 (Highway Commercial) zoning district.

Planner Nicholas Little noted this site is east of the intersection of W. Walnut Street & S. Dixieland Road. The property is designated for Access Corridor Growth and is requesting a rezone to C-2. This is virtually the last residentially zoned piece of property along Walnut Street outside of Downtown Rogers. Staff recommends approval of the request or referral to Zoning Review Committee.

Chris Tilley, with Odyssey Engineering, represented the request.

The Chairman opened the public hearing for comments.

The public hearing was declared closed.

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

Voice Vote: Unanimous – Yes. Motion carried.

RECOMMENDED to COUNCIL FOR APPROVAL.

3. RZN/DCP: 37th Street Townhomes

A request by 37th Street Townhomes to rezone 1.01 acres at the southeast corner of N. 37th Street & W. Cedar Circle from the C-2 (Highway Commercial) zoning district to the RMF-16 (Residential Multifamily, 16 units per acres) zoning district with a Density Concept Plan.

Planner Nicholas Little stated this site is located at the southeast intersection of N. 37th Street & W. Cedar Circle. The applicant is requesting a rezone from C-2 to RMF-16 with a Density Concept Plan and are proposing 16 townhome units on approximately one acre. The proposed 16 units per acre is above the max at 12 units per acre for this growth designation. The development is located in close proximity to the Access Corridor along Walnut and is also located less than half a mile from two neighborhood centers. The underlying zoning setbacks and height requirements are being met. Staff did not receive any comments from the public, drainage and other engineering items will be reviewed with the submission of the large-scale plans. Staff recommends referral to Zoning Review Committee.

Charles Zardin, with Jorgessen & Associates, represented the request.

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

Myers stated he was concerned about drainage and emergency access.

Commissioners discussed the DCP with applicant and staff.

Motion by Lane, Second by Cicioni, to recommend the rezone/DCP to City Council for approval.

Voice Vote: Unanimous – Yes. Motion carried.

RECOMMENDED to COUNCIL FOR APPROVAL.

CALL FOR RECESS

The meeting recessed at 5:49 p.m. for the following meetings:

- Board of Adjustment Meeting
- Zoning Review Committee

CALL TO ORDER

The meeting was called back to order at 6:02 p.m.

OLD BUSINESS

NEW BUSINESS

Chairman Schmelzle asked Community Development Director John McCurdy for an update on the NBT zoning.

Director John McCurdy stated at the last Planning Commission, there was a rezone to NBT in a downtown Rogers Neighborhood that was tabled by the applicant pending review of the NBT standards. The Planning Commission asked staff to do that, with the idea of proposing an amendment to chapter 14 NBT, which there is a presentation with a recommendation. Over the last two days, staff has met with our consultants and some of the fundamental underlying language about the districts that would replace NBT and downtown have changed even as early as or as late as this morning. McCurdy said he would recommend that we continue to really focus on the unified development code and once we've settled in on where we're headed with downtown Rogers, and the proposed historic overlay then we can look at chapter 14 revisions if they're called for.

Susan Henderson, with DPZ Consulting, gave a presentation on the draft Unified Development Code.

Chairman Schmelzle told commissioners to study the Future Land Use Map so that they could vote on it at the next Planning Commission meeting.

McCurdy asked commissioners to review the new code so that they could get back any comments to staff.

COMMISSIONERS' FINAL COMMENTS

The Chairman polled Commissioners for comments.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 7:12 p.m.

ATTEST:

APPROVED:

Jorge Andrade, Secretary

John Schmelzle, Chairman