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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 February 6, 2024 at 5:30 P.M. The meeting was called to order by Chairman Ed McClure 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 Schmelzle, Second by Best, to approve the January 2, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

Community Development Deputy Director Joe Rexwinkle gave an update on the Unified Development Code and stated comments had been submitted to the consultants for review. Staff expects to hear back from them by the end of the month and at that point we will give an update as to what the schedule looks like for adoption and bringing it to Planning Commission.

DECLARATION OF ABSTENTION

McClure 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: Pleasant Crossing Retail

A proposal for a 7,180 sq. ft. retail store at 4311 S. Pleasant Crossing Boulevard in the C-2 (Highway Commercial) zoning district.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. RZN: Kimberly Johnson

A request by Kimberly Johnson to rezone 1203 S. 3rd Street and 0.19 acres directly to the south from the I-1 (Light Industrial) zoning district to the I-A (Industrial Arts) zoning district.

Planner Christina Moore noted the request is for the site at 1203 S. 3rd Street and the unaddressed property to the south. The Comprehensive Growth Map designates this parcel to be Industrial Arts per the CGM for Downtown Rogers. Some potential uses would be some residential units or other light commercial uses. Staff's recommendation is to recommend the rezone request to City Council for approval.

Kimberly Johnson represented the request.

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

Motion by Samuels, Second by Schmelzle, to recommend the request to City Council for approval.
Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

2. RZN: Bellview Place

A request by Bellview Place to rezone 4030 W. West Drive from the RMF-6.5A (Residential Multifamily, 6.5 units per acre, ownership) zoning district to the RMF6.5A-CU (Residential Multifamily, 6.5 units per acre, ownership with Condominium Use) zoning district.

Planner Nicholas Little noted this project is located in south Rogers at the southwestern corner of S Bellview Road and W West Drive. A Rezone DCP was approved by the Planning Commission for this property on May 3rd, 2022, following the shown site design. The subsequent large scale for the property was approved on March 7th, 2023. This specific request is to rezone the property from its current zoning, RMF-6.5A, to RMF-6.5A-CU, adding the Condominium Unit suffix onto the zoning designation. The Condominium Unit suffix allows the applicant to create internal lots within the development, that were not being created under the previously approved DCP alone. Initially, the concept plan just showed "builder's boxes", which are similar to individual lots in nature, but do not carry their own legal description or parcel number. This request does not change the development from a physical standpoint – it only allows the developer to establish legal lot boundaries for the individual internal lots. The site design remains unchanged as a result of this specific request. The subject property is zoned correctly per the CGM, and adequate facilities will be provided in conjunction with the development, as is suggested in the Condominium Unit purpose and intent language. The applicant requests to add the CU suffix to their zoning so they can subdivide the property internally, in a way that follows their approved DCP site design. To date, Staff has only received inquiries about the rezone that were rather neutral in nature. All rezone notification and submittal requirements have been met. Staff's recommendation is to recommend the rezone request to City Council for approval.

Aaron Wade with Bespoke Homes represented the request and stated that nothing will be changing at all. They are just establishing lot lines.

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

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

3. RZN/DCP: Taylor Subdivision

A request by Taylor Subdivision to rezone 2460 S. 26th Street and 0.46 acres directly to the south from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district with a Density Concept Plan.

Planner Nicholas Little noted this project is located in south-central Rogers, just south of the intersection of S 26th Street and W Perry Road. The applicant is requesting a rezone at this location, from current zoning A-1(Agricultural) to N-R (Neighborhood Residential), with a Density Concept Plan. The proposed DCP shows a subdivision-style neighborhood, with 37 units on individual lots, with a common recreation area. The total property is roughly 5.05 acres, giving this proposal a density of 7.3 units per acre. N-R zoning is allowable within the Neighborhood Growth Designation. The proposed density of the development exceeds the base density of the Neighborhood, so a DCP is required for this design. The development is located adjacent to the more intense Commerce Corridor Growth Designation, and is in the vicinity of a Neighborhood Center at 26th and New Hope Road. Residential single-family is an allowed use in N-R zoning. Underlying N-R zoning requirements are being met with each lot, specifically setbacks and lot area. Upon review by Engineering Staff, the proposed east-west streets do not appear to meet the 200' minimum separation requirement. The internal streets should clearly be labeled as right-of-way. Stormwater detention seemingly hasn't been considered or addressed with this design. The site will require a wetland delineation, which could affect the site design. The street layout may also not meet the Rogers Risk Reduction IFC standards. Building height meets the N-R zoning requirements. Staff hasn't received any public comment up to this point. All rezone/DCP notification and submittal requirements have been met. Because of the subjective nature of DCP requests, Staff recommends that this request be referred to the Zoning Review Committee for their consideration. Please note that drainage and other engineering items will be reviewed with the LSDP submittal.

Taylor McBride with Natural State Engineering represented the request.

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

Commissioner Andrade asked if the 7.3 units per acre would likely go down based on the changes for the right-of-way and if it might require a detention pond. McBride stated they were planning on using subterranean detention and were going to put it underground so he does not believe the detention would affect the density. Commissioner Myers asked where he was going to put it.

McBride said it would be underneath the road and they are going to use a permeable pavement system that will store everything underneath some brick pavers and escorted out to where it will meet the City's stormwater supply on S. 26th Street.

Myers suggested the request should be discussed in committee.

Motion by Myers, Second by Best, to refer the request to the Zoning Review Committee for discussion.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

CALL FOR RECESS

The meeting recessed at 5:46 p.m. for the following meeting:

- Zoning Review Committee

CALL TO ORDER

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

OLD BUSINESS

None

NEW BUSINESS

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

Commissioner Best stated the questions that came up during committee will all be addressed within the Density Concept Plan.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:05 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman