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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 20, 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, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers.

ACTION ON MINUTES

Motion by Lane, Second by Myers, to approve the February 6, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

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. None abstained.

CONSENT AGENDA

PUBLIC HEARINGS

1. RZN/DCP: The Hamilton

A request by The Hamilton to rezone 4451 & 4453 S. Dixieland Road from the C2-CU & RO-CU (Highway Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the RMF-32.5B (Residential Multifamily, 32.5 units per acre, rentals) zoning district with a Density Concept Plan.

Planner Zachary Birdsong noted the rezone request is for a property located in southern Rogers. Staff discussed postponing the request with the applicant due to there being planned developments to the north and south of the site. Staff wants to ensure that the road network is

lining up between sites before solidifying a site layout through DCP approval. Staff is recommending postponement to the 4/2/24 Planning Commission meeting and the applicant has agreed to this.

Motion by Cicioni, Second by Myers, to postpone the rezone request to the 4/2/24 Planning Commission meeting.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

2. VAR: Meadows Development

A request by Meadows Development for a variance request from the Overlay District landscape requirements and front setback at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning district and the city's Overlay District.

Planner Zachary Birdsong noted the site in question is located in southeast Rogers at the northeast corner of South 8th and West Price Lane. The applicant is requesting three variances from the Overlay District Standards. The first request is to vary from the 75' Overlay District setback. The applicant is proposing a setback of 56' at the closest point the canopy falls to the property line. This is a reduction request of 19'. The second Overlay District variance request is to allow a reduction of the required bufferyard along South 8th from 25' to, at the least, 2.3'. As the parking shifts northeast, the 25' bufferyard does start to be met. The last requested Overlay District variance is to vary from the requirement to plant trees at 20' spacing within the 25' bufferyard along South 8th. Instead, the applicant proposes planting the required 15 trees within the site to the north. Staff's analysis is similar for the three variances in that a lot combination or lot line adjustment could result in the possible shifting of the site northeast to meet requirements. Staff is recommending consideration of all three variance requests.

Paul Sims, with Swope Engineering and Mike Mitchell represented the request. Sims stated that the issue the lot line adjustment suggested would require a shift of about 150 feet to clear the awning to make room for the 75-foot setback which would take up a lot of the site to the north.

Mike Mitchell stated they want to do what was previously approved for this site and shared some personal feelings they were experiencing as developers.

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

Myers asked staff if the applicant will be required to provide cross access with the site to the north. Community Development Director John McCurdy stated that they will be required to build a stub out to the north and a large scale wouldn't be approved without it.

Myers then asked if the street trees were meeting the requirements. Birdsong said they are meeting the requirements and it's just the Overlay trees that need to be in the 25-foot bufferyard.

Commissioners and applicant discussed the variance request.

Cicioni stated she is not comfortable with voting on the requests at the moment because the applicant is not depicting what is required by code.

Motion by Myers, Second by Best, to table the request.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

CALL FOR RECESS

CALL TO ORDER

OLD BUSINESS

None

NEW BUSINESS

None

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:59 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman