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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 March 19, 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, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels, and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, Second by Myers, to approve the March 5, 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

1. LSDP: 37th Street Townhomes

A proposal to construct 16 attached townhomes at 3600 W. Persimmon Street in the RMF-16B (Residential Multifamily, 16 units per acre, rentals) zoning district.

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

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. CUP: Arkansas Center for Extreme Sports

A request by Arkansas Center for Extreme Sports for a Conditional Use Permit to allow the use "Commercial Assembly, Recreation, & Entertainment" at 1113 S. 3rd Street in the I-1 (Light Industrial) zoning district.

Planner Christina Moore noted this site is located in east of Rogers Heritage High School near the intersection of W. Mulberry and S. 3rd Street. The proposed use is conditional in I-1 and the Downtown Regional Center growth designation does not allow the current zoning. Per the CGM this property is designated for Industrial Arts but the property owner did not want to rezone so they could have the option for industrial uses in the southern building. The proposed use is compatible with adjacent properties and it would not set a precedence contrary to the city's land use plan. the zoning requirements can be met with the recommended conditions and there are no ingress or egress issues. Staff recommends to approve with the condition that the plan be revised to show no more than 14 parking spaces.

Daniel Coster with Benchmark Group represented the request on behalf of Chase Warden.

The Chairman opened the public hearing for comments.

- David Chrystall – against request due to limited parking.

The public hearing was declared closed.

Commissioner Myers asked why the applicant doesn't rezone the property. Community Development John McCurdy stated that half the building would remain industrial and the other half is for the proposed use, which if rezoned it would be allowed by right. If it were rezoned, it would require some kind of lot split to retain the industrial side and allow the proposed use on the other side of the building. Under the future development code, both of the uses would be allowed by right.

Commissioner Lane asked for more information on the condition for no more than 14 parking spaces. Planner Moore said if they go above 14 it would require a large scale.

Commissioners discussed.

Motion by Myers, Second by Cicioni, to approve the request with the condition that parking be limited to 14 spaces.

Roll Call: Unanimous – Yes. Motion carried.

APPROVED with CONDITION

CALL FOR RECESS

The regular session recessed at 5:40 p.m. for the following meetings:

- Zoning Review Committee
- Board of Adjustment

CALL TO ORDER

The meeting was called back to order at 5:57 p.m.

OLD BUSINESS

NEW BUSINESS

Chairman McClure asked for a report from BOA. Commissioner Samuels stated that they met and discussed the three variance requests for The Visionary (Founders East). Request number one was to vary from the 50% glazing requirement for ground floors on Founders Way. Request number two was to vary from the 90% building frontage along Founders Way and JB Hunt Drive. Request number three was to allow service access on Founders Way. All three requests were approved unanimously.

1. LSDP: The Visionary (Founders East)

A proposal to construct a 4-story building with a 75,457-square foot footprint and combined total 202,998-square foot of retail, office and parking deck at 3800 S. JB Hunt Drive in the U-COR (Uptown Core Mixed Use) zoning district.

Planner Christina Moore noted this project is at 3800 S. JB Hunt Drive. The proposal includes a four-story building with a combined total of 202,998 square feet of retail office and a parking deck on 3.43 acres. Staff recommends approval contingent upon approval of the requested variances heard by the BOA today.

Motion by Schmelzle, Second by Myers, to approve the request as presented along with the BOA approved variances.

Voice vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:02 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman