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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 May 7, 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 Myers, to approve the April 16, 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: Fox Trail Distillery Phase 4

A proposal to construct 8,700 sq. ft. of added building area east of the existing buildings on site at 2121 S. Bellview Road in the C-2 (Highway Commercial) zoning district.

2. LSDP: KROG Aviation Hangar

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 42 Happy Trails Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.

3. LSDP: Village on Maple Townhomes

A proposal to construct 24 attached townhome units across four buildings with paved parking at 2251-2311 W. Maple Street in the U-NBT (Uptown Neighborhood Transition) zoning district.

4. LSDP: Red Stone Reserve (Dixieland Apartments)

A proposal to construct 48 units on 4.2 acres with a gross building area of 42,836 square-feet near the southwest corner of W. Olrich and S. Dixieland Road in the RMF-11.5 (Residential Multi-Family, 11.5 units per acre) zoning district.

5. LSDP: Crossmar Hangar

A proposal to construct a 12,000 sq. ft. hangar with paved parking at 1032 Happy Trails Drive Rogers Executive Airport in the I-1 (Light Industrial) zoning district.

6. LSDP: Assembled Products

A proposal to construct a 75,000 sq. ft. building with paved parking at 405 W. Easy Street in the I-2 (Heavy Industrial) zoning district.

Motion by Schmelzle, Second by Cicioni, to approve the consent agenda as presented.

Voice Vote: Yes - Unanimous. Motion carried.

APPROVED.

PUBLIC HEARINGS

1. INFORM Rogers: Comprehensive Plan & Unified Development Code

Regarding adoption of a new comprehensive plan guiding land use and development for the City of Rogers, and adoption of the Rogers Unified Development Code regulating land use and development for the City of Rogers.

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

The public hearing was declared closed.

Planning Deputy Director Joe Rexwinkle stated staff has met with most commissioners to go over some of the details of the Comprehensive Growth Plan and Unified Development Code. He also said there will be a special meeting Thursday, May 9th, for further discussion.

2. CUP: As is Auto Sales

A request by As Is Auto Sales, LLC for a Conditional Use Permit to allow the use "Vehicle/Equipment Sales & Rentals" at 1903 S. 1st Street in the C-2 (Highway Commercial) zoning district.

Planner Christina Moore noted that the proposed use is conditional in the C-2 zoning but the Neighborhood Center growth designation does not allow C-2 zoning. The CGM designates this site to be C-3 (Neighborhood Commercial). The proposed use would set a precedent contrary to the city land use plan because it would not be allowed if it were zoned C-3. Staff recommends denying the request.

Ryan Ward represented the request and said the proposed business will not be out of place at this site since there are similar business in the area.

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

Commissioner discuss the request.

Motion by Myers, Second by Samuels, to deny the request
Voice vote: Unanimous– Yes. Motion carried.
DENIED.

CALL FOR RECESS

CALL TO ORDER

OLD BUSINESS

1. VAR: The Pointe at Rogers

A request by The Pointe at Rogers to allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (neighborhood commercial) zoning district. (Tabled at 4/16/24 meeting)

Planner Nicholas Little stated that the applicants were asked at the 4/16/24 Planning Commission to work with staff on a new road layout plan. Little highlighted concerns with the applicant's latest design plans. Staff's recommendation is to deny the latest design and the large-scale development plan.

Bill Watkins gave a timeline of the progress of the project from the initial meetings and read some emails between the applicants and staff. He also noted that his client would be the one paying for the design and construction of the roundabout shown on the drawing.

Watkins provides information about his clients proposed design.

Chairman McClure noted that commissioner Samantha Best was leaving the meeting early.

Commissioners and applicant further discuss the request the applicants proposed design.

Community Development Director John McCurdy explains city's position on the roundabout and connectivity. McCurdy emphasizes the importance of aligning future phases of development with the applicant's current design.

Commissioners further discuss.

Motion by Samuels, Second by Burnett, to deny the request.

Roll Call: 5 – Yes (Andrade, Burnett, Lane, McClure, Samuels) 3 – No (Cicioni, Myers, Schmelzle).

Motion carried.

DENIED.

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:29 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman