



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on June 18, 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, and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, Second by Cicioni, to approve the June 4, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

Community Development Directory John McCurdy gave an update on the Unified Development Code draft and said staff is working on comments from the legal department. He said the two categories with significant comments were about language regarding directory waiver authority and the Technical Advisory Committee.

Commissioners and staff further discussed the UDC draft.

McCurdy stated that once the final edits were done the UDC draft would get posted to the city website for review before adoption.

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. There were none.

CONSENT AGENDA

1. SUB: Crescent View Phase 3

A proposal to construct phase 3 of a new 104-lot subdivision located on ±38.4 acres in south Rogers south of Garrett Road and Mt. Hebron Road in the R-SF (Residential Single-Family) zoning district.

2. LSDP: JDH Carwash

A proposal to construct a 4,320 sq. ft. car wash at 1602 S. 8th Street in the C-2 (Highway Commercial) zoning and Overlay districts.

3. LSDP: 8th Street Retail

A proposal to construct 29,788 sq. ft. of buildings for office and retail use at 2414 and 2416 S. 8th Street in the C-4 (Open Display Commercial) zoning and Overlay districts.

4. LSDP: Academy Sports Outlot

A proposal to construct a 19,244 sq. ft. commercial strip building and paved parking at 4129 S. 26th Street in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

5. LSDP: Arisa Health

A proposal to construct a 19,775 sq. ft. medical office and paved parking at 501 S. 40th Street in the R-O (Residential Office) zoning district.

Motion by Lane, Second by Best, to approve the consent agenda as presented.

Voice Vote: Unanimous – Yes. 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.

McCurdy stated that this had been presented during Reports from Staff.

CALL FOR RECESS

CALL TO ORDER

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:58 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman