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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 July 2, 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, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mark Myers, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, Second by Lane, to approve the June 18, 2024, Planning Commission meeting minutes as presented.

Voice Vote: 7 – Yes, 1 – Abstained (Samuels) 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. There were none.

CONSENT AGENDA

PUBLIC HEARINGS

1. INFORM Rogers: Comprehensive Plan & Unified Development Code

Hold a public hearing and consider recommending approval of the Rogers Comprehensive Plan including the Future Land Use Map and Master Street Plan; and to consider recommending approval of the Rogers Unified Development Code including the official zoning map, Drainage Criteria Manual, and Engineering Manual. In accordance with Ark. Code Ann. § 14-55-207, an electronic copy of the proposed Comprehensive Plan, Future Land Use Map, Master Street Plan, Unified Development Code, Official Zoning Map, Engineering Manual, and Drainage Criteria Manual may be viewed at the links below.

Planning Deputy Director Joe Rexwinkle stated that the Commission is being asked to consider two items tonight: The Rogers Comprehensive Plan and the Unified Development Code. The Comprehensive Plan is a collection of written policies, along with two maps which are the Future Land Use Map and the Master Street Plan. If adopted, the Comprehensive Plan will become the official policy guide for land use physical development and growth of Rogers. Rexwinkle said this would be a living document that comes back before this initiative regularly to be updated as needed.

Planner Amber Long said that after adoption we will be turning to the Commission to help guide the big picture approach to developing the community and we anticipate more community engagement.

Community Development Director John McCurdy noted that the text of the Comprehensive Plan hasn't changed in at least six months. McCurdy said they were almost ready for the Commission to vote on this at the last meeting but there was some legal language that needed to be worked on.

Rexwinkle stated that the Future Land Use Map is built upon four different types of places which are centers, districts, corridors, and neighborhoods.

Commissioners asked questions and discussed the UDC with staff. Some of the major concerns were about parking standards, maximum building height, and large-scale approval.

Commissioner Lane expressed that he would prefer all large scales to continue to be on consent agenda and approved by the Planning Commission instead of only being approved by the Development Working Group.

Commissioners asked further questions about the UDC.

McCurdy requested a short recess.

CALL FOR RECESS

Chairman McClure called for a 10-minute recess at 7:04 p.m.

CALL TO ORDER

The meeting was called back to order at 7:17 p.m.

McCurdy told commissioners that one of the four things that the Development Working Group can do is refer applications to the Planning Commission.

Commissioners and staff continue to discuss concerns about building height and parking standards.

Rexwinkle mentioned that a quarterly review of the UDC will be done and the first one will be in September.

Cicioni states that the discussion they've had is a great example of how they can hold each other accountable as they continue to work on the living document.

Motion by Cicioni, Second by Samuels, to approve as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

McCurdy noted that an action on the Comprehensive Plan will also be needed and they'll need to add some conditional motions for the Comprehensive Plan.

Rexwinkle said that due to the successful annexation on the Friday before, they will need to amend the Future Land Use Map to add those properties and assign a placetype designation and add it to the official zoning map so that they get a zoning.

Motion by Cicioni, Second by Samuels, to amend the Future Land Use Map to include the newly annexed properties into the City of Rogers.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

Rexwinkle says another condition that needs to be made is to remove NBT from the official zoning map. He states that there will be provisions in the ordinance, if passed by City Council, to retain the development rights for NBT for a period of one-year post adoption. NBT will need to be removed from the map and replaced with T4.1 in the downtown neighborhood placetypes and T4.2 in the other placetypes where they exist.

Motion by Samuels, Second by Schmelzle, to approve the recommendation to remove NBT zoning from the official zoning map.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 8:26 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman