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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 August 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, Ed McClure, Mark Myers, Mandel Samuels, and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, Second by Myers, to approve the August 6, 2024, Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

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.

REPORTS

Deputy Director Joe Rexwinkle gave a brief presentation on DWG items. Schmelzle questioned if these items would still be posted on the website. Kyle Belt responded they would still be posted.

Community Development Director John McCurdy stated there was an offer out for a new GIS staff member.

PUBLIC FORUM

CONSENT AGENDA

1. Shadow Valley Ph. 12

Approving a rezoning subject to standard review of 7.09 acres generally located west of S. Brighton Road and north of W. Wallis from zone T3.2 Neighborhood Low-Intensity to T4.1 Neighborhood Medium-Intensity.

Motion by Best, Second by Cicioni, to remove Shadow Valley Ph. 12 off of consent agenda. Voice Vote: Unanimous – Yes. _**Motion carried.**_
REMOVED.

REGULAR AGENDA

1. REZONE: Shadow Valley Ph. 12

Approving a rezoning subject to standard review of 7.09 acres generally located west of S. Brighton Road and north of W. Wallis Rd from zone T3.2 Neighborhood Low-Intensity to T4.1 Neighborhood Medium-Intensity.

Planner Christina Moore noted the city's future land use map defines the placetype for this site as suburban neighborhood and said the requested zoning is less restrictive than the current zoning. The rezone request from T3.2 to T4.1 is subject to standard review since the requested zoning is allowed in the suburban neighborhood placetype. The Rogers Comprehensive Plan states neighborhood place types should have a variety of housing typologies. The request complies with all provisions of the UDC. Staff reviewed the growth Plan for Cave Springs and found the land bordering the subject property to be designated neighborhood transition. This growth area is described as moderate density, and is meant to be a transition between commercial mixed use and residential density. Staff recommends approval.

Taylor Lindley represented the request and had no further comments.

The Chairman opened the public hearing for comments.

- Brooke Bricker – concerns about noise, traffic, privacy.
- Allison Vasquez – proposed development does not match the current community and will decrease home values.
- William Wright – concerns about privacy, utilities and landscaping.
- Meagan Epperly – concerns about existing utilities, drainage issues, traffic flow, and existing constraints.
- Ericka Rowland – concerns about traffic and agrees with previous speakers.
- Adelaide Bricker – concerns about traffic, privacy and the existing environment.
- Johnathan Bricker – proposed development does not match existing subdivision, concerns about traffic, utilities, light pollution, and building height.
- Jonathan Maloney – concerns about environment, stormwater management, soil erosion, wildlife and economic impact.

The public hearing was declared closed.

Lindley addressed the publics concerns. He noted that these could be owned individually and issues related to drainage utilities, environmental impact, etc. would come up during the large-scale review and construction plan review.

Commissioners discuss the appropriateness of the proposed rezoning request.

Commissioner Myers asked staff why this request was put on consent agenda. Planning Deputy Director Joe Rexwinkle stated that when the commission approved the Future Land Use Map and the Unified Development Code there were a set of zoning districts that were determined appropriate for each given place type. Some were determined appropriate subject to greater scrutiny called enhanced review. The ones that are subject to standard review are placed on consent agenda.

Commissioners express concerns about the impact on the neighborhoods character and infrastructure.

Motion by Myers, Second by Best, to deny the request as presented.
Voice Vote: 5 – Yes (Andrade, Best, Myers, Schmelzle, McClure) 2 – No (Cicioni, Samuels)
Motion carried.
DENIED.

OLD BUSINESS

1. RZN/DCP: Barrington Place

To consider rezoning about 43 acres at 876 S. Dodson Rd from zone A-1 (Agricultural) to zone RMF-12 (Residential Multi-Family, 12 units per acre) with a Density Concept Plan.

Planner Zachary Birdsong said this item had been postponed at the 7/16/24 PC meeting to give staff time to determine the scope of infrastructure improvements in the area. The proposal from the applicant remains the same and staff is recommending approval.

Jason Emmett and Greg Simmons represented the request. Emmett stated they have had extensive conversations with Planning Staff on the traffic concerns and coming up with a solution.

The Chairman opened the public hearing for comments.

- Cindy Beam – traffic concerns.
- Glen Ritter – traffic concerns.
- Bryan Cook – concerned about traffic safety.
- Shelley Hodnett – concerns about traffic safety and current infrastructure.
- William Deloach – emergency and traffic safety concerns.
- Rachel Westlake – proposed development doesn’t match surrounding area and also had additional neighbors sign petition.
- Josh Price – concerned about waterflow.
- Teresa Cook – traffic and current infrastructure concerns.
- Drew Robinson – concerns about safety and connectivity.

- Bill Coffelt – existing infrastructure needs to be worked on.
- Bethany Sabogal – safety concerns.

The public hearing was declared closed.

Emmett addressed some of the publics concerns mentioning the proposed Oak Street roundabout and other improvements.

Community Development Director John McCurdy addressed the proposed Oak Street project. Commissioners further discuss the roundabout project with staff.

Motion by Myers, Second by Andrade, to recommend the request to City Council with the requirement that the necessary right-of-way be dedicated all the way through the property to the west to Rainbow Road.
Voice Vote: 5 – Yes (Andrade, Best, Myers, Samuels, McClure) 2 – No (Cicioni, Schmelzle)
Motion carried.
APPROVED.

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

ADJOURN
There being no further business, the Chairman adjourned the meeting at 7:43 p.m.

ATTEST: **APPROVED:**

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Samantha Best, Secretary Ed McClure, Chairman