



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 September 17, 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, and Mandel Samuels.

ACTION ON MINUTES

Motion by Cicioni, second by Andrade, to approve the August 20, 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. He stated Culvers and Hawthorn Clubhouse were both approved. Metaphase is currently under review. It's a preliminary plat to create a street and block layout in compliance with the new code. This is on a property that's at the north west corner of JB Hunt in Bellevue, just south of the interstate. Rainbow Road Subdivision was filed today and was not on the list. It's located at the far west end of the city, off of Rainbow Road, south of Stony Brook. On the west side of Rainbow Road, it's a standard preliminary plat for residential development.

Commissioner Cicioni questioned how the DWG process works to track projects. Joe Rexwinkle explained if these site development plans that we went through might have been a large scale under the old code, and what we would have done is we would have reviewed and resubmitted the plan, however many times it took to get most, or all the comments addressed, and then we would bring it to the planning commission. What we're doing now is two rounds of review and then taking it to the committee. And as you as there's only been two cases so far that they've decided on but they've approved both with conditions that the

plans be revised in a number of ways. Currently working on a map-based service that you can follow the projects on but that will take four to six months.

Myers asked if the Rainbow Rd had mixed use multifamily on the end of it? Joe Rexwinkle confirmed it does show some townhouses there along rainbow at the very West End, and then a greenway Park. Both of those are things. Well, the townhouses aren't required by the code, but the Greenway is, and because of the standards and the new code, with that being a major street, they're allowed to have the townhouses on that street facing rainbow. The rest of it is single family.

PUBLIC FORUM

CONSENT AGENDA

1. Dream Hotel

Approving a large-scale development located at 3529 South Pinnacle Hills Parkway that includes a 15-story building with a 24,351 square-foot footprint to be used for restaurant, retail, and hotel uses in the T6.1 (formerly U-COR) zoning district.

Motion by Myers, second by Samuels, to APPROVE consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

REMOVED.

REGULAR AGENDA

OLD BUSINESS

NEW BUSINESS

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:37 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman



DEPT. OF COMMUNITY DEVELOPMENT
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**BOARD OF ADJUSTMENT
MINUTES
September 17, 2024**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on September 17, 2024 at 5:40 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Board members attending: Mandel Samuels, Hannah Cicioni, and Myers.

ACTION ON MINUTES

Motion by Cicioni, second by Myers, to approve the 6/18/24 Board of Adjustment minutes as presented.

Voice vote: YES - Unanimous **Motion carried**

APPROVED

NEW BUSINESS

1. VAR: SOHO

To allow a reduction of the requirement that 60% of a building's primary façade line be in the build-to zone. *Previously approved variance in March 2023*

Planner Christina Moore stated the site located in West Roger south with the Pinnacle Hills roundabout near West Pleasant Grove and S. Champions. This variance was previously approved in March 2023 however, the associated large scale expired in April 2024 the natural. The request is to vary from their required 60% of the building's primary facade in the built two zone. The applicant is requesting to reduce it by 9% on the south side. On the north side, they're meeting it by 66% the applicant hardship is that due to the existing drainage wall, they're not able to develop any further west on that southern side. Applicant doesn't think that the drainage concerns are adequate, because they are changing the direction of the natural flow to be from the middle of the property to be western side. The plans are short by 1% which would mean widening the patio or buildings by 6 feet to meet the requirement. The north side of the property does have 66% in the build-to zone, and the South side is just this short 1%. We recommend considering the variance.

Representative Dave Burris added we have a 30-foot utility easement on the east side, and the drainage that's been calculated by the Civil Engineer for both water quality and detention have been relocated to the western side. By taking those two items out, which I would call

unknowable zones, we far exceed the 60% requirement. Require 300 feet of way, and we are technically a vulnerable to that. Obviously, print a letter of the code being outside to outside, it doesn't accommodate for utility easement, which is unknowable, as well as the detention which have been located in this area, so we make great effort to push these buildings and really activate those street facades that we have

The Chairman opened the public hearing for comments.

- Shandra Campbell- noise, traffic, and disrupting wildlife.

The public hearing was declared closed.

Dave Burris stated he appreciate concerns development, obviously, per city requirements included additional circulation to help us create interesting to the walkability. We appreciate that comment and redevelop the site. Our new site is a goal to get going businesses in the area, but I don't believe it pertains to this variance request.

Cicioni questioned if anything had changed since 2023? Burris replied no, we've been waiting on financing. We did and it just installed out. I say that there was a request for the city to alter a drive through location and allow for more stacking. And so, a drive through has been modified. Board Member Myers stated Mr. Chairman, I just want to for the record, primarily that, I know it makes a nice argument, but every site has utilities, every site has drainage. And so, the code is the code. But on the flip side, I mean, we're 59% we're awful, darn close.

Motion by Cicioni to APPROVED the variance. Second by Myers

Voice vote: APPROVED Motion **carried**

APPROVED

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:55 p.m.

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Derek Burnett, BOA Secretary