



COMMUNITY DEVELOPMENT
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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 December 3, 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, and Mandel Samuels.

ACTION ON MINUTES

Motion by Samuels, second by Best, to approve the November 19, 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

Planning Deputy Director Joe Rexwinkle had no update on DWG items.

Community Development Director John McCurdy noted that three new appointments will be made at the next City Council meeting. He stated that at the beginning of the 1/7/25 Planning Commission meeting, the commissioners would need to vote on new officers.

PUBLIC FORUM

None.

CONSENT AGENDA

a. SOHO Development

Approving a large-scale development at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive for 63,818-sf of building space on 239,955-sf of site area in the C-3 (Neighborhood Commercial) zoning district.

b. 9th Street Development

Approving a large-scale development at the intersection of S. 9th Street and W. Linda Lane for 72 townhome/duplex units, with new streets and alleys in the RMF-9.5B

(Residential Multifamily, 9.5 units per acre, rental) zoning district with a Density Concept Plan.

c. Froud Warehouse Expansion

Approving a large-scale development at 2095 S. 7th Street for a 55,000-sf warehouse addition in the I-2 (Heavy Industrial) zoning district.

d. 8th Street Motel & Restaurant

Approving a large-scale development at 915 S. 8th Street for 10,552-sf hotel, a 2,378-sf fast food restaurant with drive-thru and paved parking in the C-2 (Highway Commercial) zoning district.

e. Pine Street Townhomes

Approving a large-scale development near the southwest corner of W. Cypress and S. 15th Street for 32 townhome units in the RMF-5.5 (Residential Multi-Family, 5.5 units per acre) zoning district with a Density Concept Plan.

f. CORE Office Building

Approving a large-scale development at 3951 S. Pinnacle Hills Parkway for a 6-story building for a restaurant and office space in the U-COR (Uptown Core Mixed Use) zoning district.

g. Gateway Plaza

Approving a preliminary plat located at the southeast intersection of W. Hudson Road & N. 8th Street in the C-2 (Highway Commercial) zoning district.

h. JC Parking Lot

Approving a large-scale development on the southeast corner of W. Highland Knolls Road & S. Pinnacle Hills Parkway for 40 parking stalls on 4.3 acres in the A-1 (Agricultural) zoning district.

i. 22nd Street Business Park

Approving a large-scale development at 2255 W. Hudson Road for a 20,625-sf building for vehicle sales and rentals in the C-2 (Highway Commercial) zoning district and Overlay District.

j. MDM Services Rezone

Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

Motion by Best, second by Lane, to approve the consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REGULAR AGENDA – Items Removed from Consent

REGULAR AGENDA – New Business

a. Newell Bellview Development Rezone

A rezone request subject to enhanced review on ±7 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Amber Long stated that the subject property is located in the Urban Neighborhood and Neighborhood Center Placetype. The applicant is requesting to rezone from T5.1 to T4.2. Due to this split placetype designation, this considers the request for T4.2 in Urban Neighborhood by standard review and the request for T4.2 in Neighborhood Center by enhanced review. Long explains the difference between standard review and enhanced review criteria. The request is to downzone, limiting commercial uses and ensuring compatibility with surrounding area. Staff recommends approval of the rezone request.

Alex Brown with Ecological Design Group represented the rezone request.

The Chairman opened the public hearing for comments.

- Mark Keuhn – concerned about traffic and density increase.
- Lisa Duffy – concerns about ingress/egress, intensity use, and traffic.
- Lisa Lantzsich – match what is currently existing in the area.
- Jeremy Goucher – introduce transition zone of single-family housing.
- Trey Carter – support request but recommends applicant look into traffic impacts in the area.
- Nate Bachelor – in favor of request.

The public hearing was declared closed.

Commissioners discuss the request.

Motion by Cicioni, second by Best, to approve the rezone request to T4.2.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

Commissioners recognized each other's service with the Planning Commission and noted it was a pleasure and they look forward to working together.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:01 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman