



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 November 5, 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, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, second by Lane, to approve the October 15, 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 gave a brief presentation on new DWG items listed below:

- Arvest Bank Downtown – relocating existing drive through lanes to the lot alone N. 2nd Street. Waiting on resubmittal.
- 8th Street Motel & Restaurant – two phase project that includes a hotel and fast food restaurant. Waiting on resubmittal.
- Marquee Townhomes – proposing two town home buildings about 15 units. Waiting on resubmittal.
- Valley West – preliminary plat for a three-lot subdivision. Waiting on resubmittal.

The following items are projects that are in the second round of review so they are coming up on approval in front of the committee within the next month or so.

- Metaphase – first phase is for Highlands Oncology and the remaining phases apply to the east and the empty blocks shown on the plan will likely be sold off and developed as complementary uses to the office building.
- Dixieland & Olive Apartments – phase one has about 250-300 units and the overall project has about 700 units.

- Pleasant Crossing Master Plan – adding to the south side of the shopping center which triggers the preliminary plat. They are not intending to subdivide, it's more to identify where future streets can go in order to meet new code.
- Rainbow Road Subdivision – residential subdivision with some townhomes along Rainbow Road.
- Teufel Medical Office – proposed medical office.
- Pinnacle Village Townhomes – townhouse proposal.

Community Development Director John McCurdy said that staff is working on amending the current sign code and would like any input from the commissioners. This would go through a similar process like we did for the UDC but this would be focused on signs.

PUBLIC FORUM

The Chairman opened the public forum for comments on the Halbert rezone.

- Glen Neal – concerned about apartments being built.

The Chairman opened the public forum for comments on the Jones rezone. There were none.

The Chairman opened the public forum for comments on the Larkin rezone. There were none.

The public forum was closed.

CONSENT AGENDA

a. Big Whiskey at The Grove

Approving a large-scale development located at 1787 W. Pleasant Grove Road that includes a restaurant and multi-tenant spaces in the T5.2 (formerly C-2 Highway commercial) zoning district.

b. Halbert Rezone

Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

c. Jones Rezone

Approving a rezoning subject to standard review at 303 S. Promenade Boulevard from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

d. Larkin Rezone

Approving a rezoning subject to standard review at 1771 W. Pleasant Grove Road from zone T5.2 City Medium-Intensity to HC Highway Commercial.

Motion by Burnett, second by Samuels, to remove the Halbert rezone from the consent agenda and move to regular agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

Motion by Samuels, second by Andrade, to approve items a, c, and d on the consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REGULAR AGENDA – Items Removed from Consent

a. Halbert Rezone

Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

Planner Zachery Birdsong noted this property is located within the urban neighborhood place type, which is meant to contribute to blended housing and neighborhood scale services between centers and corridors and other residential neighborhoods. This request is subject to a standard review and is located along a street on the master street plan. The request conforms to approval requirements of the UDC and staff recommends approval.

Tripp Halbert represented the request and stated that there is no decision made on what type of development would occur here.

Commissioner Burnett noted that their roles as commissioners is to discuss the rezone and not potential development issues. He noted that he appreciates the concern of the gentleman who spoke out for the request.

Motion by Cicioni, second by Andrade, to approve the rezone request.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REGULAR AGENDA – New Business

COMMISSIONERS' FINAL COMMENTS

ADJOURN

There being no further business, the Chairman adjourned the meeting at 5:50 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

**BOARD OF ADJUSTMENT
MINUTES
November 5, 2024**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on November 5, 2024 at 5:52 P.M. The meeting was called to order by Vice Chairwoman Hannah Cicioni.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Mandal Samuels.

ACTION ON MINUTES

Motion by Cicioni, second by Burnett, to approve the 10/1/24 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

1. VAR: 22nd Street Business Park

To allow a reduction in the setback requirements and a reduction in the rear Overlay District Buffer yard depth at the northwest corner of W. Hudson and N. 22nd Street in the T5.2 zoning district (formerly C-2 zoning and Overlay district).

Planner Zachery Birdsong stated the site located in north central Rogers and provided the history of the project. The variance is requested from Chapter 14 due to this large scale being submitted before the adoption of the UDC. This large-scale proposal was originally approved by planning commission in July of 2022 the project expired and the applicant resubmitted. The three variances currently being requested are the same as those that were submitted and approved with the original submission. On the site footprint and wetlands do exist that limits the buildable area. The applicant is requesting three separate variances. The first is to allow a reduction in the exterior side setback for the building off of the Northern east, west access easement from 45 feet to 25 feet. The second is to allow the dumpster location to be within the setback as proposed. And the third is to allow a reduction in the rear buffer yard from 10 feet to 4.5 feet. The applicant stated hardship is that there is existing wetlands and floodplain on site. Their stated spirit and intent is that the building cannot be moved further south away from the proposed access easement in order to meet the setback requirement or the rear buffer yard requirement. Strict enforcement of the code will cost some undue hardship. The existing wetlands and floodplain cover a portion of the southern and eastern parts of the site. Staff has also requested, that the northern and east, west drive be contained in an access easement for site circulation and cross access, which is driving the exterior side chart setback, the applicant could propose a smaller

building footprint form that could possibly bring the proposal into compliance. However, this can be difficult when further restrict the buildable area on site. Staff is recommending approval of all three requests.

Representative Chaz Russo had nothing to add.

The Chairman Samuels opened the public hearing for comments.
The public hearing was declared closed.

Commissioner Burnett questioned if there was anything that had changed since the first approval back in 2022. Zachery responded nothing had changed that he was aware of.

Motion by Cicioni to APPROVE the variance. Second by Burnett
Voice vote: APPROVED Motion carried
APPROVED

2. VAR: Cottages at Bellview, LLC

Requesting a variance from section 4.7.1.7.C., stating garages shall be rear or side-loaded and Section 5.2.3D: Driveways, where permitted in exterior yards, shall be separated by a minimum of 60' on 20.34 acres in the northwest of the intersection of W. Garrett Road and S. Bellview Road in the T4.1 zoning district.

Planner Nick Little this project is located in South Rogers, just northwest the intersection of South Bellview road and West Garrett road. Subject property is currently zoned T4.1. The variance request includes two separate variances that deal with the same general design proposal. The first variance is from section 4.7.1.7.c requesting a variance from the requirement that all town homes must be rear or side loaded. Second variances from section 5.2.3.d which sets the minimum driveway separation distance and exterior yards at 60 feet. The applicant states they are meeting the spirit and intent of the sections varied from by ensuring safe and functional access to the units while respecting the existing environment. While staff recognizes the legitimate hardship factors on the site that make the by the book development more difficult, like the flood plain and the easement area that can't be developed. The location of property boundaries isn't seen as a site-specific hardship to development.

Motion by Cicioni to APPROVE the variance. Second by Burnett
Voice vote: APPROVED Motion carried
ROMOVED

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:12 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