



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 January 21, 2025 at 5:31 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Kevin Jensen, Ed McClure, Isaac Stevens, and Ezequiel Tovar.

ACTION ON MINUTES

Motion by McClure, second by Jensen, to approve the January 7, 2025, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

DECLARATION OF ABSTENTION

Chairman Lane 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

Community Development Director John McCurdy gave a brief presentation over rezones and the role the Commission has within the UDC on rezones.

McCurdy also provided a draft of the changes to the sign code and asked commissioners to review and provide feedback.

PUBLIC FORUM

CONSENT AGENDA

a. Beauty 4 Ashes Investments Rezone

Approving a rezone subject to standard review at 721 W. Persimmon Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Ben Fernando

Planner Amber Long noted that this item needed to be removed from consent agenda to discuss because this item will need to be tabled.

Motion by Cicioni, second by McClure, to remove the item from consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

REGULAR AGENDA – Items Removed from Consent

a. Beauty 4 Ashes Investments Rezone

Approving a rezone subject to standard review at 721 W. Persimmon Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Ben Fernando

Planner Amber Long noted that the request to T4.2 in Urban Neighborhood is subject to standard review. The request is within one full transect of all the zones allowed on adjacent properties, and the uses permitted are compatible with existing uses in the area. The difference in the rezone from T4.1 to T4.2 allows a few more neighborhood scale services, increases the allowed height in building by one story, and reduces the minimum exterior yard by five feet to five feet. The request meets the requirements of the UDC. Staff recommends that the commission table this request to the 2/18 Planning Commission meeting due to the applicant having to resend their certified mail.

Motion by McClure, second by Jensen, to table the request to the 2/18 Planning Commission meeting.

Voice Vote: Unanimous – Yes. Motion carried.

TABLED.

REGULAR AGENDA – New Business

a. Dung Nguyen & Xinh Dinh Le Rezone

A rezone request subject to enhanced review at 315 S. Promenade Boulevard from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

Catelynn Gibbs represented the request. Applicant believes this request is an orderly transition that is compatible with surrounding placetypes, especially given it's position relative to the regional corridor.

Planner Amber Long noted the request for T5.1 in Urban Neighborhood is subject to enhanced review. At the subject location, T5.1 in Urban Neighborhood meets four of the five criteria. It's located on the edge of a large Urban-Neighborhood area that spans and transitions in intensity and scale between the lower intensity Neighborhood Fabric areas southeast of Osage/Turtle Creek and the higher intensity Corridors and Center placetypes along W Walnut Street, S Promenade Street, and S 40th Street. When adjacent to higher-intensity placetypes, Urban Neighborhood areas should be more intensive with a range of housing, commercial and mixed-use developments, and active transportation facilities. As we see in the FLUM, the subject property is across the street from a Regional Corridor (R-CO) area, which allows a high concentration and mix of uses, tall buildings, and multimodal transportation. T5.1, the most intensive zone permitted in U-NH, is appropriate at this location as it will allow a development

scale, form, and intensity that is appropriate across from R-CO. Permitting T5.1 at this location would further support the placetype's vision for a mixed-use neighborhood with multimodal transportation.

Commissioner McClure asked what the applicant is intending to do on the property. Gibbs stated that is unclear what their client is wanting to do but they have no intention for this to be a 6-story building. The request is to give them the ability to do what they need to make it more of a mixed use.

The Chair opened the public hearing for comments.

- Rick Smith – does not think this request is appropriate and is against.

The public hearing was declared closed.

Commissioners express concerns about the requested zone and consider the potential for a more restrictive zone.

Motion by McClure, second by Cicioni, to table the request to the 2/18 Planning Commission meeting. Voice Vote: Unanimous – Yes. Motion carried.

TABLED.

COMMISSIONERS' FINAL COMMENTS

None.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:47 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman



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**BOARD OF ADJUSTMENT
MINUTES
January 21, 2025**

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on January 21, 2024 at 6:50 P.M. The meeting was called to order by Chairwoman Hannah Cicioni.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Kevin Jensen.

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve the 1/7/24 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

1. Hoskins S. 26th Street Variance

Requesting a variance from the Unified Development Code on 1.81 acres southeast of the intersection of S. 26th & S. 27th Streets in the HC (Highway Commercial) zoning district.

Planner Amber Long noted the request is to reduce the interior yards for a proposed retail development and stated that a site development plan has not been received so this is based on a sketch plan. The applicant is requesting a variance from Section 4.5.A Zone Standards, which requires a minimum interior yard of 20 feet. This requirement applies to the south and west property lines. The applicant proposes a 16-foot south interior yard and a variable east interior yard. The applicants stated hardship is that the proposed building is to be placed 1.5'-6' from the eastern property line and 16' from the southern. The existing triangular shape of the parcel with the associated easements and existing cross connections make the proposed location of the building the most suitable. Staff recommends consideration of the request.

Addie Manzi represented the request

Chairwoman Cicioni opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioners discuss the request.

Motion by Jensen, second by Burnett to approved the request as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED

ADJOURN

There being no further business, the Chairwoman adjourned the meeting at 7:00 p.m.

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary