



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 March 10, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

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

DECLARATION OF ABSTENTION

Chairwoman Best asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item.

REGULAR AGENDA – Old Business

a. Review of FLUM Amendment #4

Amend the FLUM to Uptown Regional Center and Urban Neighborhood. *(Tabled at 3/4/25 PC Meeting)*

Planning Deputy Director Joe Rexwinkle explains the proposed changes to the Future Land Use Map and highlights the areas to be changed. He presents the current zoning and FLUM for the subject areas, explaining the maximum allowed zones under standard review and the placetypes. Staff supports the proposed FLUM changes to ensure consistency across the city.

The Chairwoman opened the public hearing for comments.

- Ali Karr – proposed amendment provides consistency.
- Anthony Cardarelli – opposes the extension of 30th Street through his property as shown on the Master Street Plan and states there are drainage issues in this area.
- Karen Arriaza – concerns about the ability to keep livestock, the impact of development on their well water quality and the cost of connecting to city water. Potential traffic and safety issues with 30th Street extension.
- Greg Paschal – attended the 3/4 PC meeting and had concerns about city services in the area and development impact on public safety and welfare. Would like staff to address issues that were previously made.

The public hearing was declared closed.

Senior Staff Attorney John Pesek clarifies that the discussion is not about the Master Street Plan but the FLUM amendments. Concerns about the Master Street Plan can be made to Community Development.

Brian Sartain from Rogers Water Utilities explains the plan to extend water mains along Capps Road and the potential impact on wells.

Community Development Director John McCurdy adds that water connectivity issues will be addressed during the site plan review process. The city is committed to ensuring water availability and noted that the city has a history of replacing wells with municipal water lines as development occurs.

Commissioner Jensen reiterates the importance of consistency in zoning and land use for future development.

Motion by Cicioni, second by Jensen, to amend the FLUM to Uptown Regional Center and Urban Neighborhood.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

b. HOFCO Rezone

Approving a rezone on ±17 acres located NE of Bellview and Perry Road from the T2 (Rural) zoning district to the T5.2 (City Medium-Intensity) and T5.1 (City Low-Intensity) zoning district. *(Tabled at 3/4/25 PC Meeting)*

Planner Nicholas Little noted that this request is to rezone the property from T2 to the T5.1 and T5.2 zoning districts. Little describes the surrounding land uses and the proposed zoning plan, which includes a buffer of lower intensity zoning. The Future Land Use Map, which was just amended to make this area part of the Uptown Regional Center, would permit the requested zone T5.2 by standard review and T5.1 by enhanced review. Little presents the zone standards and permitted uses under the requested zones. Staff believes the intent of the FLUM and UDC are being achieved with this proposal and recommends approval.

Ali Karr represented the request and noted at this point the request is just for a rezone. The concerns about streets, water, and sewer would be addressed when they go through the site plan review process for the development but right now they are only requesting to bring the property into compliance with the FLUM amendment that was approved.

The Chairwoman opened the public hearing for comments.

- Greg Paschal – opposes the rezone and expresses concerns about the impact on his property and the process.

The public hearing was declared closed.

Commissioners and staff discuss potential connectivity standards and the impact of the rezone.

Motion by Jensen, second by Stevens, to recommend the rezone request to City Council for approval.
Voice Vote: Unanimous – Yes. Motion carried.
APPROVED.

COMMISSIONERS' FINAL COMMENTS

None.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:15 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman