



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

PLANNING COMMISSION MEETING AGENDA

MAY 20, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/82422634068](https://us02web.zoom.us/j/82422634068)

BOARD OF ADJUSTMENT: N/A

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AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving May 6, 2025 meeting minutes.

CONSENT AGENDA:

The Planning Commission will offer anyone in attendance the opportunity to express interest in speaking on an item on consent. When they do so, please identify yourself, and the Commission will remove the item you're interested in from Consent Agenda to Old Business. Anything not removed from Consent Agenda will be approved with one motion and vote.

PUBLIC HEARINGS:

a. OLD BUSINESS

Items previously discussed and tabled.

I. Marco Reyes Riveiro Rezone



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A rezone subject to enhanced review at 1400 N. D Street from the T3.1 (Neighborhood Low-Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district. **(TABLED AT 5/6/25 PC MEETING)**

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes

b. ITEMS REMOVED FROM CONSENT

Items removed from consent agenda.

c. NEW BUSINESS

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

BOARD OF ADJUSTMENT - NO MEETING:



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 May 6, 2025 at 5:30 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

ROLL CALL

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

ACTION ON MINUTES

Motion by McClure, second by Cicioni, to approve the April 15, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business

1. **Maple Grove** – A request to consider a rezoning subject to enhanced review for property at 800 S Arkansas St from zone T4.1 to T5.1.

Planner Amber Long noted that this request is to rezone from T4.1 to T5.1 in the Urban Neighborhood placetype. The proposed rezone to T5.1 in Urban Neighborhood conforms to the applicable requirements of the Unified Development Code and meets two of the four requirements. Staff recommends consider.

Commissioner Ed McClure stated he needed to abstain from this request.

Ben Fernando represented the request. He stated that the reason he was requesting T5.1 opposed to T4.2 is due to the 90% building coverage. This site is already a small in size and once the right of way is dedicated the site will be an even tighter development. The applicant wants to avoid going vertical due to financial hardship.

The Chairman opened the public hearing for comments.

- Julie Winn – spoke in opposition of the request.
- Rose DesEnfants - spoke in opposition of the request.

The public hearing was declared closed.

Commissioners, applicant, staff discussed the request. They spoke on parking shortage in this area, the uses permitted in T5.1, and transportation.

Motion by Best, second by Best, to DENY the request.

Voice Vote: 5– Yes, 2–No, 1 – Abstained (McClure). Motion carried.

DENIED.

PUBLIC HEARINGS

New Business

1. **La Creperie** – A request to consider a rezoning subject to standard review for property at NW Corner of intersection of N. 8th Street and W. Rozell Street from zone T4.1 to T4.2. Planner Nick Little noted that this request is to rezone from T4.1 to T4.2 in the Urban Neighborhood placetype. The proposed rezone to T4.2 in Urban Neighborhood conforms to the applicable requirements of the Unified Development Code requirements. Staff recommends approval of the request.

Gilberto Reyes was present to translate for applicant Marco Reyes. He stated that there is no particular plan right now. They do have several plans in mind and discussing it with other investors.

The Chairman opened the public hearing for comments.

The public hearing was declared closed.

Motion by McClure, second by Cicioni, to APPROVE the request.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

2. **Reyes Riviero** – A request to consider a rezoning subject to standard review for property at 1400 N. D Street from zone T3.1 to T4.1. Planner Nick Little noted that this request is to rezone from T3.1 to T4.1 in the Neighborhood Fabric placetype. The proposed zoning is compliant with the flum and all reasonable notification requirements have been met by the applicant. Staff recommends approval of the request.

Gilberto Reyes stated their love and long history of investment in that area.

The Chairman opened the public hearing for comments.

- Larry & Norma Stockton- spoke in opposition of the request.
- Gary Norman- spoke in opposition of the request.

The public hearing was declared closed.

John McCurdy stated staff is in support of the rezone but there was been a complaint. That there has been illegal dumping behind and on the side of the house. An inspector has been out and confirmed with photographs. Mr. McCurdy recommends tabling the request until the site has been cleaned up.

Gilberto Reyes responded that the site cleanup has already begun and that two weeks will be plenty of time.

Motion by McClure, second by Cicioni, to TABLE the request to the May 20 meeting.

Voice Vote: Unanimous – Yes. Motion carried.

TABLED to the 5/20 meeting.

3. **Reyes Riviero** – A request to consider a rezoning subject to standard review for property at 509 N. 8th Street from zone T4.1 to T4.2.

Planner Nick Little noted that this request is to rezone from T4.1 to T4.2 in the Urban Neighborhood placetype. Most of the surrounding properties are zoned T4.1 as well as several of the properties on the west side are zoned T4.2. The proposed zoning is compliant with the flum and all rezone notification requirements have been met by the applicant. Staff recommends approval of the request.

Gilberto Reyes stated that there is no specific plan right now.

The Chairman opened the public hearing for comments.

The public hearing was declared closed.

Motion by McClure, second by Best, to APPROVE the request.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REPORTS

Staff

1. Quarter 1, 2025 Unified Development Code Amendments

Community Development Director John McCurdy and Planning Deputy Director Joe Rexwinkle gave an update on the amendments to the Unified Development Code. They touched on the following.

- Undergoing legal review right now.
- Sign Code
- Rezoning criteria
- Miscellaneous minor changes

COMMISSIONERS' FINAL COMMENTS

None

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:34 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman

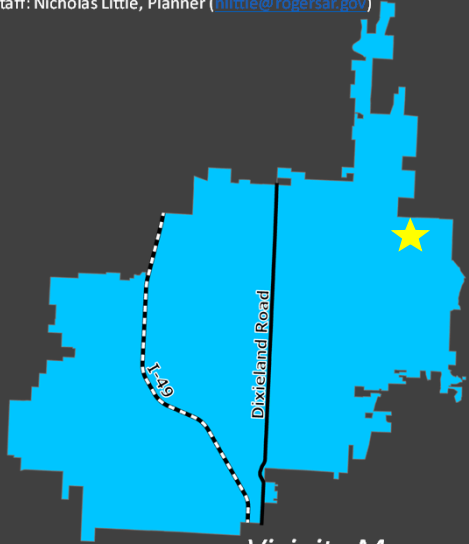


Rezone

Reyes Riviero

PLANNING

Staff: Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

FLUM Place Type
Neighborhood Fabric

Zoning
T3.1

Proposed Zoning
T4.1

Location
1400 N D Street
Parcels 02-00081-000

Representative
Marco Reyes

Nature of the Request:

The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:

- Proposal: The applicant is proposing to rezone 2.01 acres to T4.1(Neighborhood Medium Intensity) as presented in the Urban Neighborhood placetype.
- Review Type: Standard



An aerial photograph of a residential area. A yellow rectangle highlights a specific parcel of land. The map shows a grid of streets including W Easy St, E Easy St, E Prairie St, E Union St, E North St, E Spruce St, E Hemlock St, and E Olive St. A major road, AR-12, runs vertically on the left and curves at the bottom. Rogers Skate and Splash Park is visible in the bottom left corner. Other labels include 'HILLTOP DR', 'E CRESTWOOD DR', 'E PINE CREEK', and 'E SMOKE DR'. The terrain is mostly wooded with some buildings and parking lots.

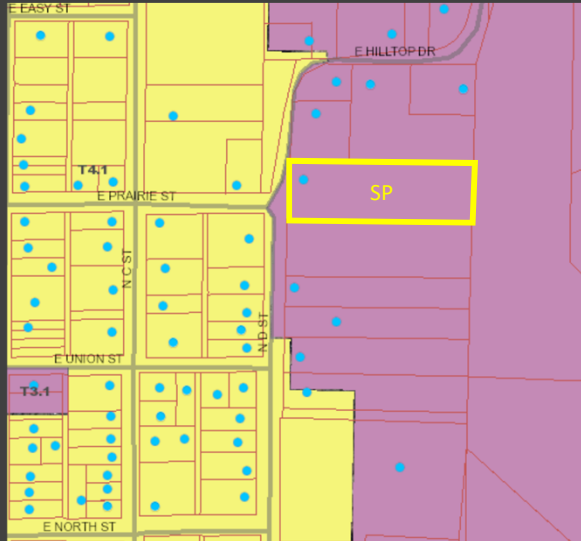
Geolocation

Northeast Rogers; 2.01 acres along N D Street
Parcel 02-00081-000

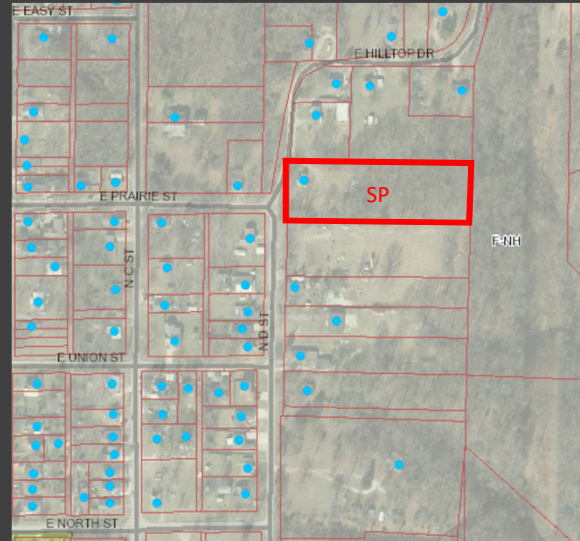


Rezone Reyes Riviera

PLANNING



Current Zoning



FLUM

Current Zoning

T3.1 – Neighborhood Very Low Intensity: A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.

Proposed Zoning

T41 – Neighborhood Medium-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.



Rezone Reyes Riviera

PLANNING



Rezone Request

1. T4.1 in **Neighborhood Fabric** is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled "SR" in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

Placetype

Neighborhood Fabric

Placetype Description

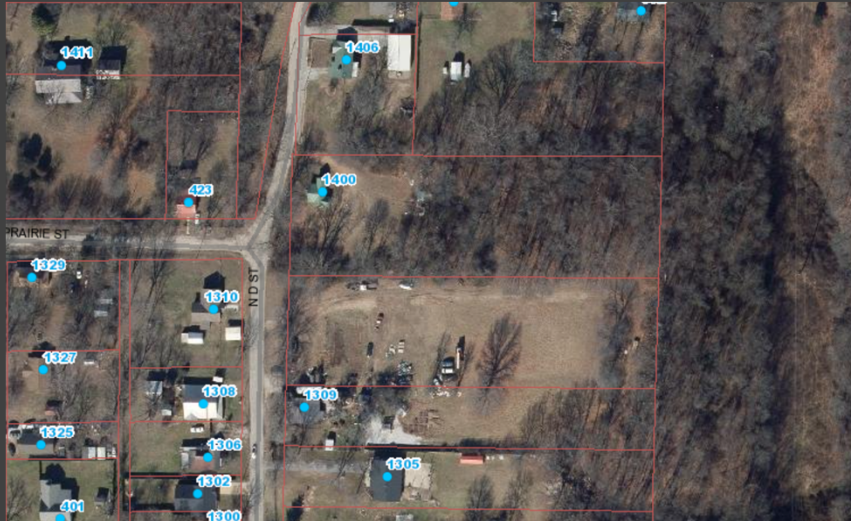
"Neighborhood Fabric areas offer a diverse mix of housing options, ranging from single-family homes to small-scale multi-unit housing, neighborhood-scale parks, schools, and low impact retail and service establishments. These areas are constructed in an interconnected pattern of accessible streets and blocks for active transportation users of all ages and abilities. Neighborhood character is created through the style and type of housing and greenspace." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone

Reyes Riviera

PLANNING



Recommendation:

APPROVE

PUBLIC INPUT:

Several calls have been received by Staff. Some of them are inquiries about what the higher zoning would allow. Some of them are in opposition to the request, concerning incompatibility and higher taxes.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.2 Enhanced Review Districts

The Director shall place applications for enhanced review districts on the regular agenda and the Commission shall hold a separate public hearing.

Possible Planning Commission Motions for Standard Review:

- Recommend approval or denial. Either motion is deemed to pass when a majority of the quorum present vote in favor; or
- Table the request to a date certain not to exceed 60 days for more information. Such a motion requires a majority of the quorum present to pass; or
- Dismiss the request and the applicant's request. Such a motion requires a majority of the quorum present to pass.

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that Marco Reyes is applying to the Rogers Planning Commission to rezone certain real property at 1400 N D St. Rogers, Arkansas 72756

The property is more particularly described as follows:

LEGAL DESCRIPTION PARCELS NUMBERS: 02-00081-000

See attachments as exhibit "A"

LAYMAN'S DESCRIPTION:

1400 N D St. Rogers, AR 72756

PRESENT ZONING:

T 3.1

ZONING REQUEST:

T 4.1

A public hearing by the Rogers Planning Commission will be held on May 6, 2025 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas

Respectfully submitted by,

Marco A. Reyes R.

EXHIBIT "A"

Part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 6, Township 19 North, Range 29 West, more particularly described as follows: Begin at the Northeast corner of said 40 acres and thence South 914 feet for a beginning point: thence West 520 feet: thence South 168 feet; thence East 520 feet; thence North 168 feet to the point of beginning.

PROPERTY OWNER AFFIDAVIT

The petitioner, MARCO A. REYES R, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

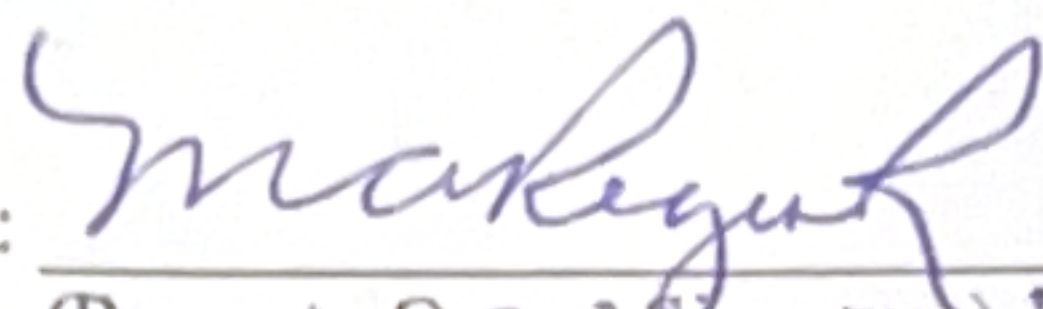
LEGAL DESCRIPTION: PARCEL 02-00081-000
SEE ATTACH AS A EXHIBIT "A"

LAYMAN'S DESCRIPTION: 1400 N D STREET ROGERS, AR 72756

PRESENT ZONING: T 3.1

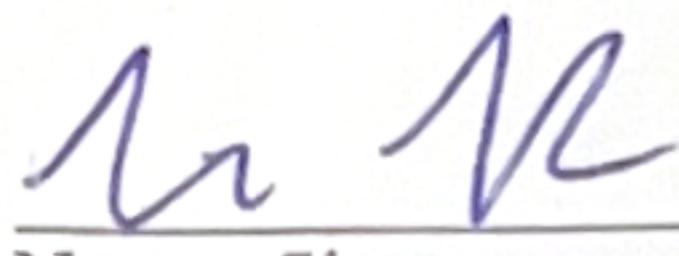
ZONING REQUEST: T 4.2

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 20 25.


Notary Signature

Louise Ritchie
Notary Name Printed



Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 24 day of FEBRUARY, 2025.

marco a. reyes

Signed

MARCO A. REYES R

Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 2025.

L.R.

Notary Signature

Louise Ritchie

Notary Name Printed



Commission Expires



Legal Description Confirmation

