



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

PLANNING COMMISSION MEETING AGENDA

JUNE 3, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: N/A

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/83684720037](https://us02web.zoom.us/j/83684720037)

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AGENDA

PLANNING COMMISSION - NO MEETING:

CALL TO ORDER BOARD OF ADJUSTMENT:

ACTION ON MINUTES:

- a. Approving May 6, 2025 meeting minutes.

OLD BUSINESS :

None.

NEW BUSINESS:

a. Pinnacle Springs Townhomes Variance

Requesting a variance from the Unified Development Code at 1708 S. Promenade Boulevard in the T5.2 (City Medium-Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: Taylor Lindley



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ADJOURN BOARD OF ADJUSTMENT:



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BOARD OF ADJUSTMENT MINUTES

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on May 6, 2025 at 6:38 P.M. The meeting was called to order by Chairwoman Hannah Cicioni.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Ed McClure.

ACTION ON MINUTES

Motion by McClure, second by Burnett, to approve the 4/15/25 Board of Adjustment minutes as presented.

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

APPROVED

NEW BUSINESS

a. Crossfit NWA Variance

Requesting a variance from the Unified Development Code at northwestern corner of West Arapaho Drive and South Osage Road in the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Nick Little stated that the applicant is requesting a variance from the minimum glazing standards in Table 4.5.A. for T4.2. The table calls for 50% glazing for nonresidential buildings that sit within 50' of exterior property line. The applicant stated hardship is the proposed structure would not function properly of strict application of the glazing requirements were applied. Applicant is meeting the spirit and intent of the glazing code by incorporating glazing towards the top of the building, and other architectural elements that ensure aesthetic compatibility with the city's design standards. Staff recommends approval.

Matt Loos representative had no further comments. He was ready to answer questions.

Chairwoman Cicioni opened the public hearing for comments. There were none.

The public hearing was declared closed.

Commissioners and staff discuss the request.

Motion by Burnett, second by McClure to approve the request.

Voice Vote: Unanimous – Yes. **Motion carried.**

APPROVED

b. Voja Radosavljevic Variance

Requesting a variance from the Unified Development Code at 416 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district.

Planner Christina Moore stated the variance request is to allow an increase in maximum height of accessory dwelling units from 1 story to 22ft as measured from the eaves. The applicant's stated intent is that the proposed ADU is smaller in area. Secondly, the whole block is zoned T5.1 and allows much more intense development than the proposed two story ADU. Lastly, the home backs up to lots that front Walnut Street that exposes them to heavy traffic. The height increase is lower than the maximum height allowance for ADU's. The proposed height is 22ft, if the principal home were two stories, the max height allowed would be 25ft. The variance could be avoided if the applicant redesigned the structure to be 16 feet tall. Even though the primary structure is measured at 11ft at the eaves, our code measures 1 story as 16 ft and would allow a slightly taller accessory building if kept at 16 ft. Doing this redesign would increase the impervious coverage and building covers on the site. Staff believes this request is reasonable given the location on the Future Land Use Map as a transition from higher intensity city center to a lower intensity neighborhood.

Andrew Curry representative had one correction the house was built in 1936. He reiterated most of the points staff made.

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

Deputy Director of Planning, Joe Rexwinkle stated that in the last legislative session there was a bill related to accessory dwelling units that preempt us from limiting the height. The purpose is to keep the accessory building units smaller opposed to taller.

Commissioners and staff discuss the request.

Motion by McClure, second by Burnett to approve the request.

Voice Vote: Unanimous – Yes. **Motion carried.**

APPROVED

ADJOURN

There being no further business, the Chairwoman adjourned the meeting at 6:55 p.m.

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary



Variance

PLANNING

Pinnacle Springs Townhomes



Aerial Image

WITHDRAWN by applicant

Public Input:

No public input received.

Result:

WITHDRAWN by applicant. Plan changes have resulted in no variance being required.

From: Taylor A. Lindley <Taylor.Lindley@craftontull.com>
Sent: Thursday, May 29, 2025 7:49 PM
To: Birdsong, Zachery <zbirdsong@rogersar.gov>; Rexwinkle, Joe <JRexwinkle@rogersar.gov>
Cc: Jobe, Lance <ljobe@rogersar.gov>
Subject: RE: [External] RE: Pinnacle Springs Townhomes

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CAUTION: This email originated from outside of the City of Rogers and URL's were detected. Do not click links unless you recognize the sender and know the content is safe.

Good evening,

Please consider this email a formal request to withdraw the variance we submitted for this project. Let me know if you need anything else at this time.

Thanks,
Taylor

Taylor A. Lindley, P.E.
Vice President Civil | Infrastructure



Crafton Tull



Office: 479-636-4838 | Direct: 479-878-2410
901 N. 47th Street, Suite 400
Rogers, AR 72756
www.craftontull.com

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