



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

## PLANNING COMMISSION MEETING AGENDA

OCTOBER 21, 2025

5:30 PM

VIEW ONLINE

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/85877186216](https://us02web.zoom.us/j/85877186216)

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/85877186216](https://us02web.zoom.us/j/85877186216)

### DISCLAIMER:

THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

## AGENDA

### CALL TO ORDER BOARD OF ADJUSTMENT:

### ACTION ON MINUTES:

- a. Approving October 7, 2025

### OLD BUSINESS :

- a. None

### NEW BUSINESS:

#### **a. Andrew Curry for Stephan Barnes Variance**

Requesting a variance from the Unified Development Code at 2613 W. Green Acres Rd. in the T3.1 (Neighborhood Very Low Intensity) zoning district.

STAFF: Zachery Birdsong, Planner II

REPRESENTED BY: Andrew Curry

### ADJOURN BOARD OF ADJUSTMENT:



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## **CALL TO ORDER PLANNING COMMISSION:**

## **ROLL CALL:**

## **ACTION ON MINUTES:**

- a. Approving September 16, 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.

### **a. CCSM Ventures Rezone**

A rezone subject to standard review at 0.96 acres near the intersection at E. Walnut and E. Spring Street from the T4.1 (Neighborhood Medium- Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Laural Scates, Planner II

REPRESENTED BY: Ben Fernando

### **b. Moffett Rezone**

A rezone subject to standard review at 1618 S. Osage Rd. from the T-2(Rural) zoning district to the T3.1 (Neighborhood Very Low Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Andrew Moffett

## **PUBLIC HEARINGS:**

### **a. OLD BUSINESS - Items previously discussed and tabled.**

### **b. ITEMS REMOVED FROM CONSENT**

### **c. NEW BUSINESS**

#### **i. Pattern Zone Presentation**

A presentation to discuss pre-approved building plans for residential buildings.

## **REPORTS :**

### **a. COMMISSIONERS**

### **b. STAFF**

## **ADJOURN PLANNING COMMISSION:**



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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 October 7, 2025 at 5:34 P.M. The meeting was called to order by Chairwoman Cicioni.

### **ROLL CALL**

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

### **ACTION ON MINUTES**

Motion by Jensen, second by McClure, to approve 9/16/25 Board of Adjustment minutes as amended.

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

### **APPROVED**

### **OLD BUSINESS**

#### **a. Thrasher Investments Variance**

Requesting a variance from the Unified Development Code at 2010 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.

Deputy Director Joe Rexwinkle stated the applicant has withdrawn her application.

### **NEW BUSINESS**

#### **a. Josh Duncan Variance**

Requesting a variance from the Unified Development Code at 904 E. Lakeview Drive in the T3.1 (Neighborhood Very Low-Intensity) zoning district.

Planner Amber Long explained the request for a variance from section 4.5.9.2(A) to allow a driveway to exceed the 33% of the exterior yard area. The applicant's letter outlines four categories of hardship: public safety, visibility, flooding, drainage, soil loss, neighborhood compatibility, policy consistency, and practical hardship. The letter also addresses the local character of the neighborhood, long-term ADA accessibility, and preservation of existing utility zones. Staff did receive two phone calls about the variance, with one neighbor raising concerns about the impact of the driveway on the site drainage, as well as impact to the existing trees. Staff recommends approval of the variance to allow driveway area of 35.3% in the exterior.

Applicant Josh Duncan had nothing to add.

Chairwoman Cicioni opened the public hearing for comments.

901 Lakeview Drive Neighbor Don Spann did not want to speak against but had concerns. The concerns included increased traffic flow, parking, compromised vegetation, and too much concrete.

The public hearing was declared closed.

Commissioners, applicant, and staff discuss the request. Commissioners express concerns about setting a precedent for variances and the importance of adhering to the code.

Motion by Burnett, second by Jensen to deny the request.

Voice Vote: – Tie Vote with Cicioni and McClure in favor of the request. The motion by Ed McClure rescinded, and a new vote is taken, resulting in the denial of the request. **Motion carried.**

**DENIED**

**ADJOURN**

There being no further business, the Chairwoman Cicioni adjourned the meeting at 6:06 p.m.

**Approved by vote of the Board of Adjustment on:**

---

**Kevin Jensen, BOA Secretary**

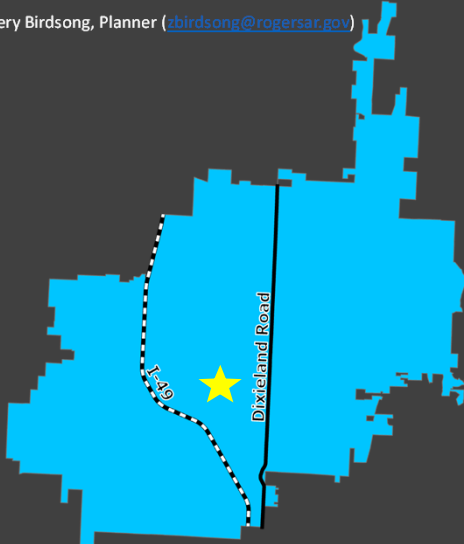


## Variance

**PLANNING**

### Barnes Fence

Staff: Zachery Birdsong, Planner ([zbirdsong@rogersar.gov](mailto:zbirdsong@rogersar.gov))



*Vicinity Map*

#### Location

2613 W Green Acres Road

#### Nature of Request

Maximum fence height in the exterior yard

#### Zoning

T3.1

#### Existing Use

Residential

#### Representative

Andrew Curry

#### **Summary:**

This request is for a variance from Table 4.5.A Max fence or wall height, to allow a fence that exceeds 4' in height within the exterior yard.

Parcel: 2613 W Green Acres Road

Site Acreage: ±0.66 acres



### Section 2.12 Variances

#### 2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

#### 2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

### **Section 2.12 Variances:**

#### **2.12.1 Purpose & Intent**

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- Is the hardship a result of any action taken by the property owner or on their behalf; and
- Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- Is there another reasonable method of avoiding the need for a variance or waiver; and
- Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.



## Variance Barnes Fence

**PLANNING**



*Vicinity Aerial View*

**Site Area:**

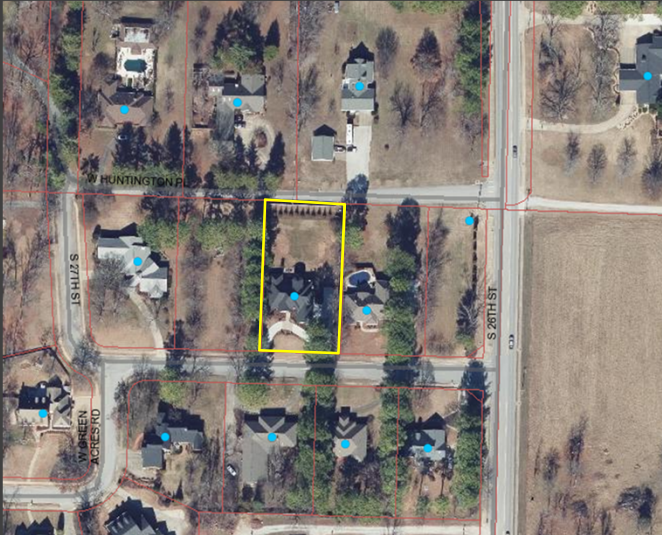
This site is located near S 26<sup>th</sup> street in between W Perry and W New Hope Road



## Variance

### Barnes Fence

## PLANNING



#### Existing Conditions

- The subject property contains a street on both the south and north side of the property, creating a through lot.
- Due to this, both north of the residence (the backyard) and south of the residence is deemed the exterior yard.

#### **Existing Conditions:**

The subject property contains a street on both the north and south sides of the property, creating a through lot. Due to this, both north of the residence (the backyard) and the south of this residence (the front yard) of the residence is deemed the exterior yard. This limits the height of a fence to 4' within the backyard of the property.



## Variance

### Barnes Fence

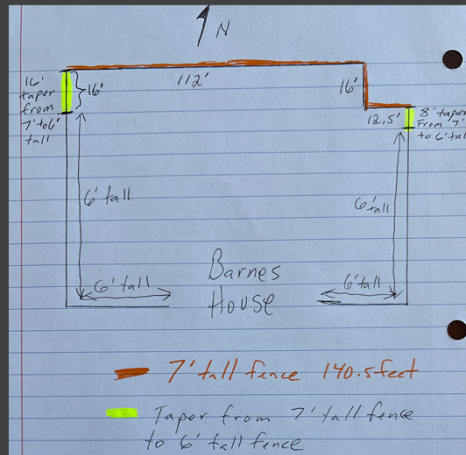
## PLANNING



Proposed Fence Location

#### Variance Request

- Table 4.5.A limits fence height at 6' max in the interior yard and 4' max in the exterior yard.



#### Variance Summary:

This request is for a variance from Table 4.5.A Max fence or wall height, to allow a fence that exceeds 4' in height within the exterior yard. The applicant desires a fence height of 7' to appropriately shield their backyard from the street and adjacent neighbors.



## Variance Barnes Fence

**PLANNING**

### Applicant's Stated Hardship

|                                                                                                                     | Applicant's Response (Summary ) - See "Appeal Letter to the City of Rogers" for more information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property? | <p>The request is for a variance to allow a 7 foot privacy fence along the northern boundary of the property. The unique element of this property that is relevant to this request is that it is a through-lot. The property is located on W. Green Acres Dr., and is a narrow 0.66 acre rectangle that continues through the block and has rear frontage on W. Huntington PL. The neighborhood (The Acres) and the adjoining neighborhoods are made up of relatively large, estate style residential lots. The through-lot element creates an undue hardship in that it makes the entire backyard of the property "exterior yard" for the Code's application in determining the maximum fence height. The code simply does not contemplate a through-lot when defining "exterior yard." As shown in Figure 4.5.3, the Code contemplates regular street frontage as "exterior yard" and both front and side as "exterior yard" when dealing with a corner lot. In the case of the subject property, there is no side yard due to the shape of the lot. The result is that all of the useable space, both in front and the rear, is considered "exterior yard" by the code and a privacy fence is not allowed. Strict enforcement of the Code would result in a residential lot of 0.66 acres having no private outdoor space. This property has a large rear yard and a pool that should be fenced for safety, privacy, and aesthetics.</p> |

### **Summary of Applicant's Hardship:**

The applicant states that the nature of the property being a through lot creates an undue hardship because it results in the backyard being deemed an exterior yard. He also states that strict enforcement of the code would result in the property having no real private outdoor space.



## Variance Barnes Fence

**PLANNING**

### Applicant's Stated Hardship

|                                                                                                                | Applicant's Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?</b> | <p>The purpose of the fence height limit in the Code is to protect lines of sight and aesthetics. Obviously, a residential neighborhood should not have entire lots that are surrounded by privacy fence and appear to be a compound or junk yard. Those concerns do not apply here. The large, estate style lots of the neighborhood result in several homes having a backyard that fronts on W. Huntington Pl. The neighborhood's aesthetic qualities are better served by a privacy fence than by an exposed backyard and pool. The lot is also in the middle of the block. There are no concerns as to lines of sight for traffic. This property is the kind of lot that the Code intends to allow a privacy fence. There is plenty of room and the location doesn't interfere with vehicular or pedestrian traffic.</p> |

### **Summary of Applicant's Hardship:**

The applicant states that because this is the backyard, there are no lines of sight concerns for traffic. The spirit and intent is therefore still being met.



## Variance

## PLANNING

### Barnes Fence

#### Staff Analysis

|                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?</b> | Yes. Because the lot is a through lot strict application would limit the height of the fence to 4 feet. The intent of the four foot limitation is to ensure a line of sight between the street and the front of a building. In consideration that most residents prefer some private outdoor space, a 6 ft fence is allowed in interior yards but this home has none other than the small areas directly east and west of the home. Therefore this owner would be deprived of the enjoyment and security afforded other owners simply due to the nature of their property in relation to adjacent streets and the lay of the land. |
| <b>Is the hardship a result of any action taken by the property owner or on their behalf?</b>                              | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Is the variance or waiver requested the minimum amount necessary to carry out the project?</b>                          | No. Staff suggests that the yard north of the home be treated as an interior yard (as it would be if this were not a through lot). A 6' fence is allowed in interior yards.                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Is there another reasonable method of avoiding the need for a variance or waiver?</b>                                   | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

#### Staff's Response:

- See slide for responses to the variance criteria.



## Variance

### Barnes Fence

## PLANNING



#### Recommendation

- **Consider** the variance to allow a maximum fence height of 7' in the exterior yard.
- Staff would recommend **approval** of a max height of 6'.

#### **Public Input:**

Staff did receive a few phone calls from adjacent property owners inquiring about the nature of the request. There was no opposition of the request expressed.

#### **Recommendation:**

- Staff recommends the Board **consider** the variance to allow a maximum fence height of 7' in the exterior yard.
- Staff would recommend **approval** of a max height of 6'.



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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 September 16, 2025 at 5:32 P.M. The meeting was called to order by Vice Chair Samantha Best followed by the Pledge of Allegiance.

### **ROLL CALL**

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

### **ACTION ON MINUTES**

Motion by McClure, second by Jensen to approve the September 2, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

**APPROVED.**

### **PUBLIC HEARINGS**

#### **Old Business**

**None.**

#### **New Business**

- i. 21<sup>st</sup> Street Property Rezone  
A rezone subject to standard review at 2124 21<sup>st</sup> Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

Planner Laural Scates noted this site is located interior to the Neighborhood Fabric placetype and the request to T3.2 is a standard review in this designation and is the lowest possible zone. A mix of residential uses, excluding apartments are allowed in T3.2 zoning. Staff recommends approval of the request.

Applicant Aaron Wilkerson stated the Commissioners has previously approved the request for T4.1 and is now requesting T3.2 the lowest intensity available.

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

Motion by Stevens, second by Cicioni to recommend the request to City Council for approval as presented.  
Voice Vote: Unanimous. Motion carried.

**APPROVED.**

### **PUBLIC FORUM**

**REPORTS**

None

**ADJOURN**

There being no further business, the Chair adjourned the meeting at 5:37 p.m.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Derek Burnett, Secretary

\_\_\_\_\_  
Steve Lane, Chairman

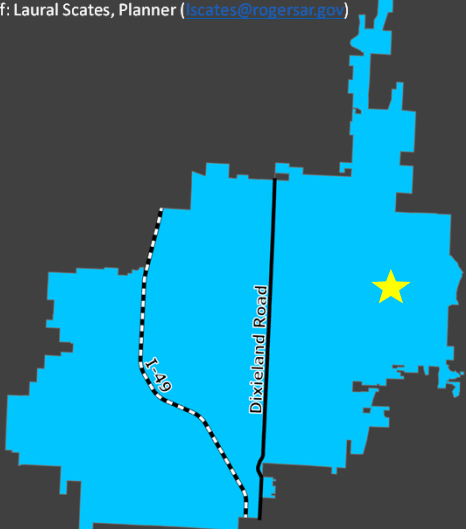


## Rezone

### CCSM Ventures (E Walnut St)

# PLANNING

Staff: Laural Scates, Planner ([lscates@rogersar.gov](mailto:lscates@rogersar.gov))



*Vicinity Map*

**Place Type**  
Neighborhood Fabric

**Zoning**  
T4.1

**Proposed Zoning**  
T4.2

**Location**  
E Walnut St  
Parcel 02-00268-000

**Representative**  
Cody Burnett

**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 0.96 acres to T4.2 (Neighborhood High Intensity) as presented in the Urban Neighborhood placetype.
- Review Type: Standard



## Rezone

**PLANNING**

### CCSM Ventures (E Walnut St)



*Geolocation*

#### Location Description

Northeast Rogers; 0.96 acres off of E Walnut St. East of the railroad in downtown Rogers, across from Calvary Chapel in the Ozarks.

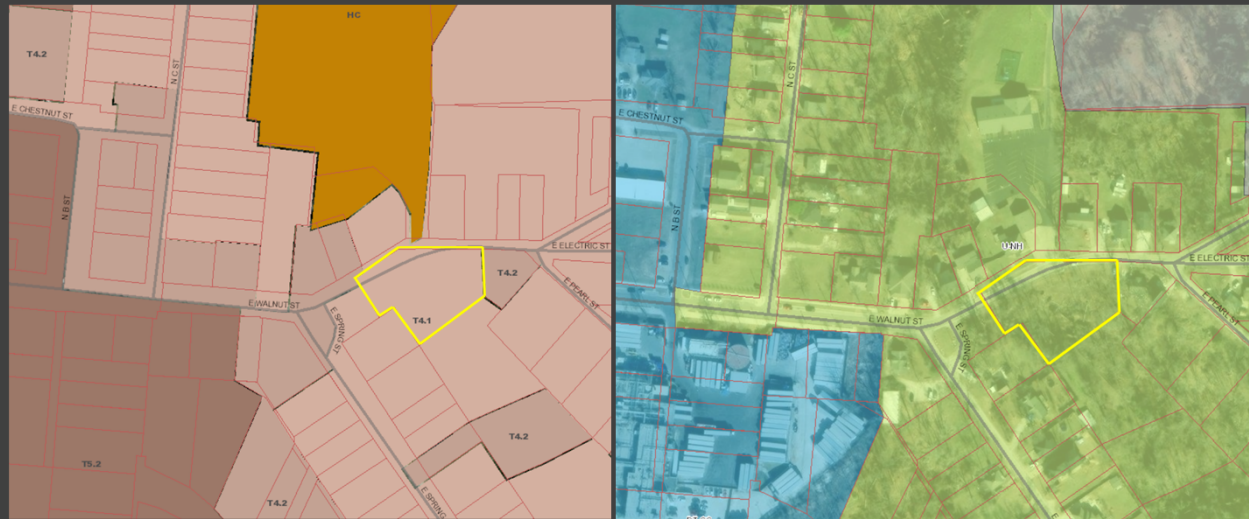
Parcel



## Rezone

PLANNING

### CCSM Ventures (E Walnut St)



Current Zoning

FLUM

#### Current Zoning

T4.1 – Neighborhood Medium-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

T4.2 Neighborhood High-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.

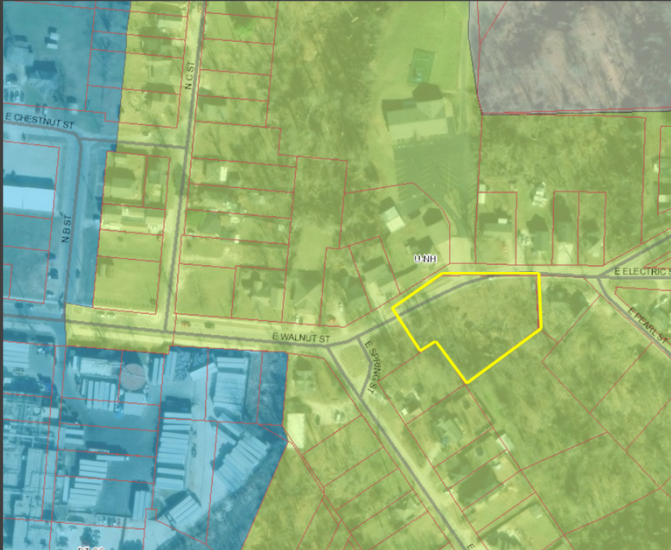


## Rezone

### CCSM Ventures (E Walnut St)

## PLANNING

FLUM



#### Rezone Request

1. **T4.2 in Urban Neighborhood** 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.

| Place Type         | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 |
|--------------------|----|------|------|------|------|------|------|------|
| Urban Neighborhood |    |      | ER   | SR   | SR   | ER   |      |      |
| Fabric             |    |      | SR   | SR   | ER   |      |      |      |

### Placetype

#### Urban Neighborhood

### Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods." *Rogers Future Land Use Placetypes*, pg. 6.

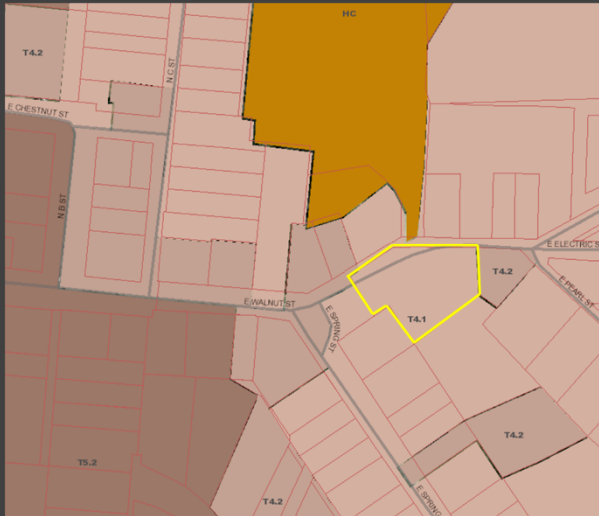


## Rezone

### CCSM Ventures (E Walnut St)

## PLANNING

Current Zoning



#### Analysis of Request

- The requested zoning is between a more intense, T5.2 zoning in the Downtown City Center placetype to the west, and the lesser intense T4.1 neighborhoods to the east.
- T4.2 is an appropriate request given the proximity to other areas of T4.2 zoning and the more intense place types found in DTCC, while remaining compatible with the surrounding neighborhood.

| Place Type         | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 |
|--------------------|----|------|------|------|------|------|------|------|
| Urban Neighborhood |    |      | ER   | SR   | SR   | ER   |      |      |
| Fabric             |    |      | SR   | SR   | ER   |      |      |      |

### Placetype

#### Urban Neighborhood

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“Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 6.



## Rezone

### CCSM Ventures (E Walnut St)

## PLANNING

#### Uses Allowed in T4.2

- All residential uses, agriculture, civic spaces, community services, offices, and professional and personal services.

#### Residential Use Standards in T4.2

- Detached Houses and Cottage Houses
- Attached Houses and Duplexes may have units arranged side by side as viewed from the street, front to back as viewed from the street, or stacked vertically.
- Multi-unit Houses must be consistent in scale with the two nearest residential buildings on the same block face.
- Townhouses must be rear or side-loaded.

| Use                               | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 | T6.1 | T6.2 | T6.3 | HC | I-1 | I-2 | Use-Specific Standards |
|-----------------------------------|----|------|------|------|------|------|------|------|------|------|------|----|-----|-----|------------------------|
| LIVING, in a                      | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.1                  |
| Detached House                    | P  | P    | P    | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Cottage House                     | P  | P    | P    | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Attached House                    | P  | P    | P    | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Duplex                            |    | P    | P    | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Multi-Unit House                  |    | P    | P    | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Town House                        |    |      | P    | P    | P    | P    | P    | P    | P    |      |      | P  |     |     |                        |
| Apartment House                   |    |      | P    | P    | P    | P    | P    | P    | P    |      |      | P  |     |     |                        |
| Live-Work Building                |    |      |      | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Mixed-Use Building                |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  |     |     |                        |
| AGRICULTURE                       | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.2                  |
| CIVIC SPACES                      | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.3                  |
| COMMUNITY SERVICES                |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.4                  |
| OFFICE                            |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.5                  |
| PROFESSIONAL OR PERSONAL SERVICES |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.6                  |
| EATING AND DRINKING               |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.7                  |
| HEALTHCARE SERVICE                |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.8                  |
| LODGING                           | P  |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.20                 |
| PARKING                           |    |      |      | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.9                  |
| RETAIL                            |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.10                 |

## Placetype

### Urban Neighborhood

#### Placetype Description

“Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 6.



## Rezone

### CCSM Ventures (E Walnut St)

## PLANNING

#### Uses Allowed in T4.2

- All residential uses, agriculture, civic spaces, community services, offices, and professional and personal services.

#### Non-Residential Use Standards in T4.2

- Community services providing intensive services that are likely to result in loitering or queuing of pedestrians outdoors, including but not limited to provision of prepared food or sleeping accommodations are prohibited in T4.

#### Selected Zone Standards in T4.2

- Max Height 4 stories (1 story greater than surrounding zones)
- Setbacks (5 ft exterior, 5 ft interior)

| Use                               | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 | T6.1 | T6.2 | T6.3 | HC | I-1 | I-2 | Use-Specific Standards |
|-----------------------------------|----|------|------|------|------|------|------|------|------|------|------|----|-----|-----|------------------------|
| LIVING, in a                      | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.1                  |
| Detached House                    | P  | P    | P    | P    | P    | P    |      |      |      |      |      |    |     |     |                        |
| Cottage House                     | P  | P    | P    | P    | P    | P    |      |      |      |      |      |    |     |     |                        |
| Attached House                    | P  | P    | P    | P    | P    | P    |      |      |      |      |      |    |     |     |                        |
| Duplex                            |    | P    | P    | P    | P    | P    |      |      |      |      |      |    |     |     |                        |
| Multi-Unit House                  |    | P    | P    | P    | P    | P    |      |      |      |      |      |    |     |     |                        |
| Town House                        |    |      | P    | P    | P    | P    | P    | P    | P    |      |      | P  |     |     |                        |
| Apartment House                   |    |      |      | P    | P    | P    | P    | P    | P    |      |      | P  |     |     |                        |
| Live-Work Building                |    |      |      | P    | P    |      |      |      |      |      |      |    |     |     |                        |
| Mixed-Use Building                |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  |     |     |                        |
| AGRICULTURE                       | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.2                  |
| CIVIC SPACES                      | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.3                  |
| COMMUNITY SERVICES                |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.4                  |
| OFFICE                            |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.5                  |
| PROFESSIONAL OR PERSONAL SERVICES |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.6                  |
| EATING AND DRINKING               |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.7                  |
| HEALTHCARE SERVICE                |    |      |      |      |      | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.8                  |
| LODGING                           | P  |      |      |      |      | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.20                 |
| PARKING                           |    |      |      | P    | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.9                  |
| RETAIL                            |    |      |      |      | P    | P    | P    | P    | P    | P    | P    | P  | P   | P   | 4.7.10                 |

## Placetype

### Urban Neighborhood

#### Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods." *Rogers Future Land Use Placetypes*, pg. 6.



## Rezone 21<sup>st</sup> Street

**PLANNING**



*Aerial*

**Recommendation:**

**APPROVE**

### **PUBLIC INPUT:**

One neighbor called to request more information about the project in general.

### **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.

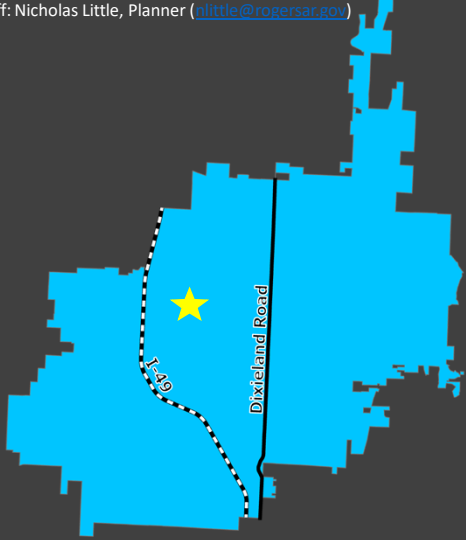


# Rezone

# Moffett

PLANNING

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



**Location**  
1618 S Osage Road  
Parcel 02-01671-117

**Place Type**  
Neighborhood Fabric

**Zoning**  
T2

**Proposed Zoning**  
T3.1

**Representative**  
Andrew Moffett

Vicinity Map

### 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.

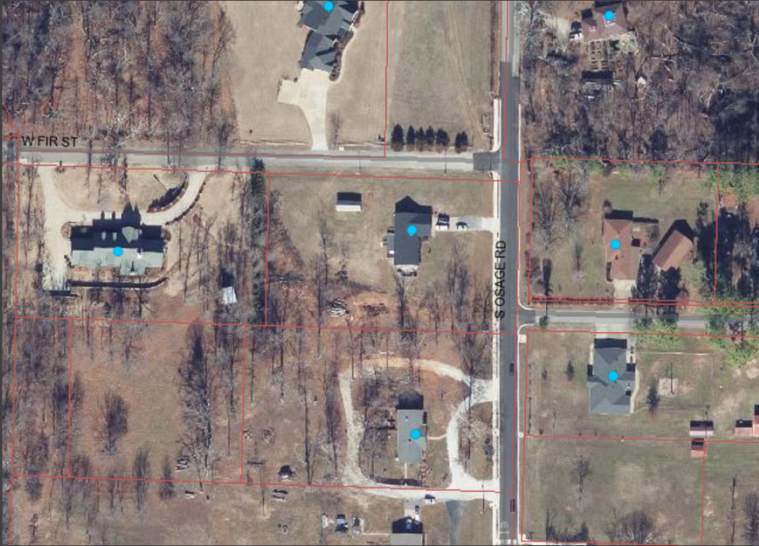
### Request Details:

- Proposal: The applicant is proposing to rezone 1.58 acres to T3.1(Neighborhood Very Low Intensity) as presented in the Neighborhood Fabric placetype.
- Review Type: Standard



## Rezone Moffett

## PLANNING



*Aerial*

Recommendation:

TABLE

### **PUBLIC INPUT:**

Two neighbor emails have been received by staff, stating opposition to the request. Neither of these neighbors were located in the 300' notification boundary.

### **RECOMMENDATIONS:**

Staff recommends **TABLING** 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:**

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