



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 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



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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